



**Cobbs Creek Golf Course Improvements
PRESENTATION**

July 25th, 2022

Overview of the Master Plan

Phasing and Implementation



Site

Wynnewood

St Charles
Borromeo
Seminary

Saint Joseph's
University

South
Ardmore Park

Wynnewood Lanes

Lankenau Medical Center

Morris Park

Belmont Plateau

Fairmount Park

Fairmount
Park Athletic
Field

East Fairmount
Park

Please Touch Museum

Girard College

Philadelphia Zoo

Boathouse Row

Philadelphia
Museum of Art

Barnes Foundation

Millbourne

United States Citizenship
and Immigration Services

Pennsyl
of th

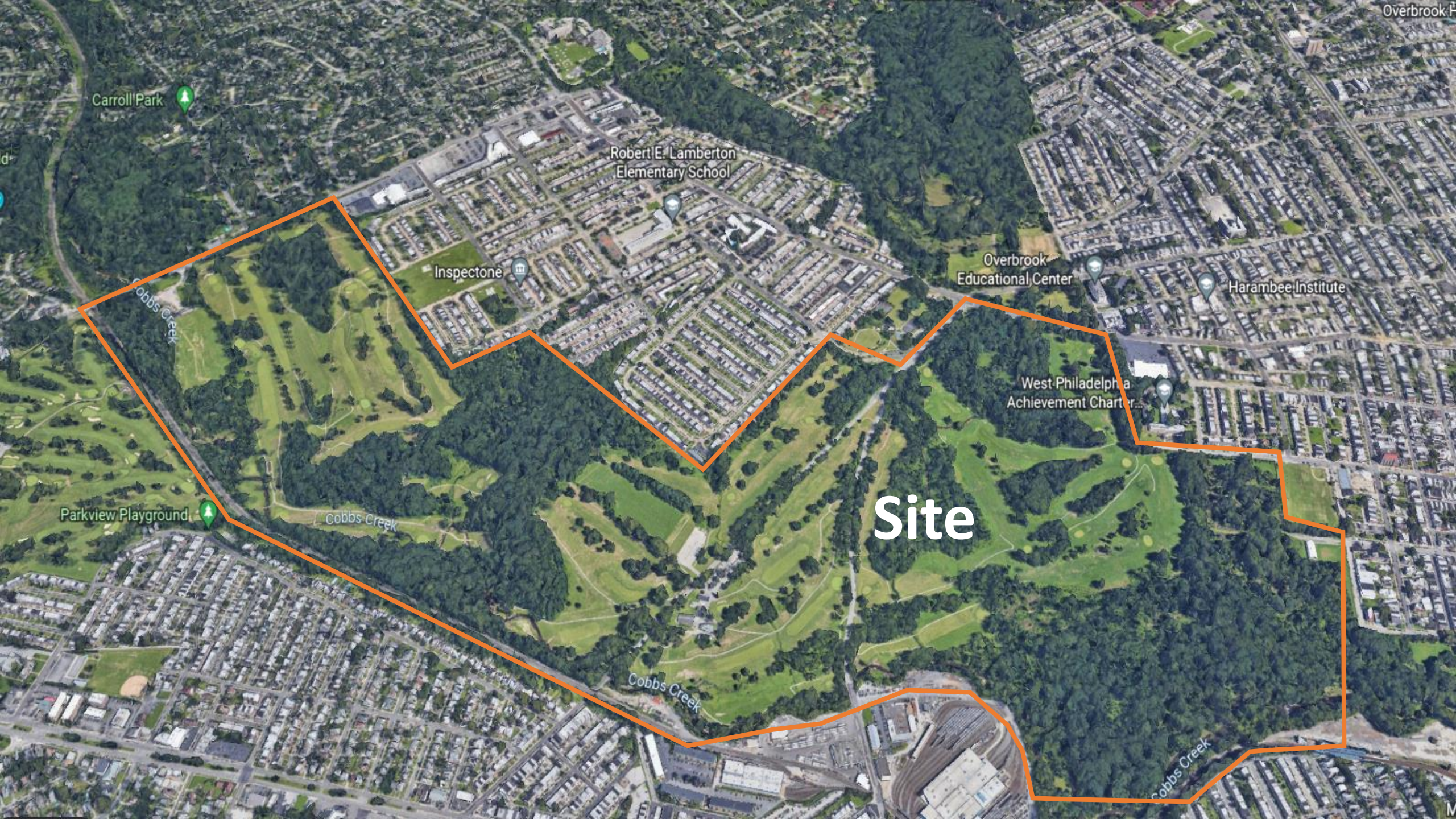
Phila

Upper Darby
High School

Monsignor Bonner &
Archbishop...

Malcolm
X Park

Cira Green



Carroll Park

Robert E. Lamberton
Elementary School

Inspectone

Overbrook
Educational Center

Harambee Institute

West Philadelphia
Achievement Charter...

Parkview Playground

Site

Cobbs Creek

Cobbs Creek

Cobbs Creek

Cobbs Creek

Overbrook P

M

Existing Conditions



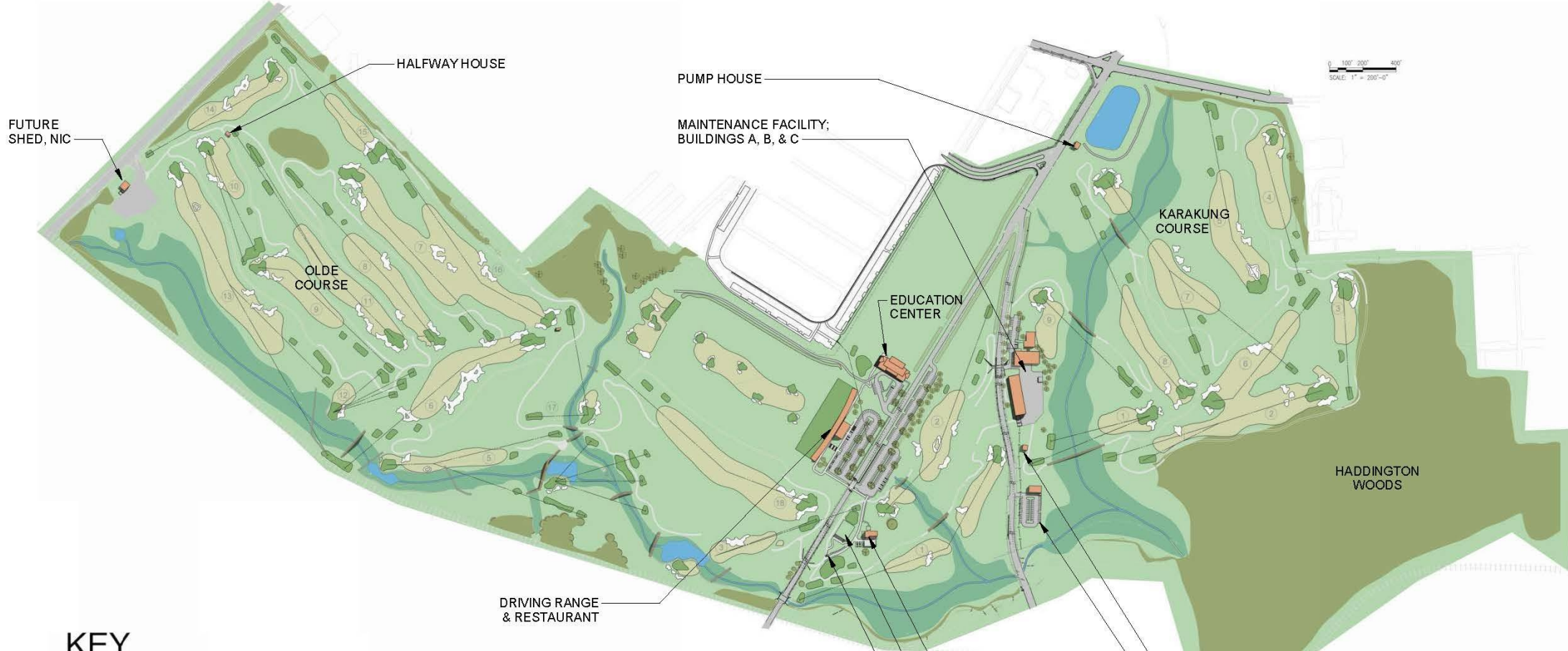
Existing Conditions



COBBS CREEK GOLF CLUB | A CITY OF PHILADELPHIA DEPARTMENT OF PARKS AND RECREATION FACILITY OPERATED BY THE COBBS CREEK FOUNDATION

Existing Conditions





KEY

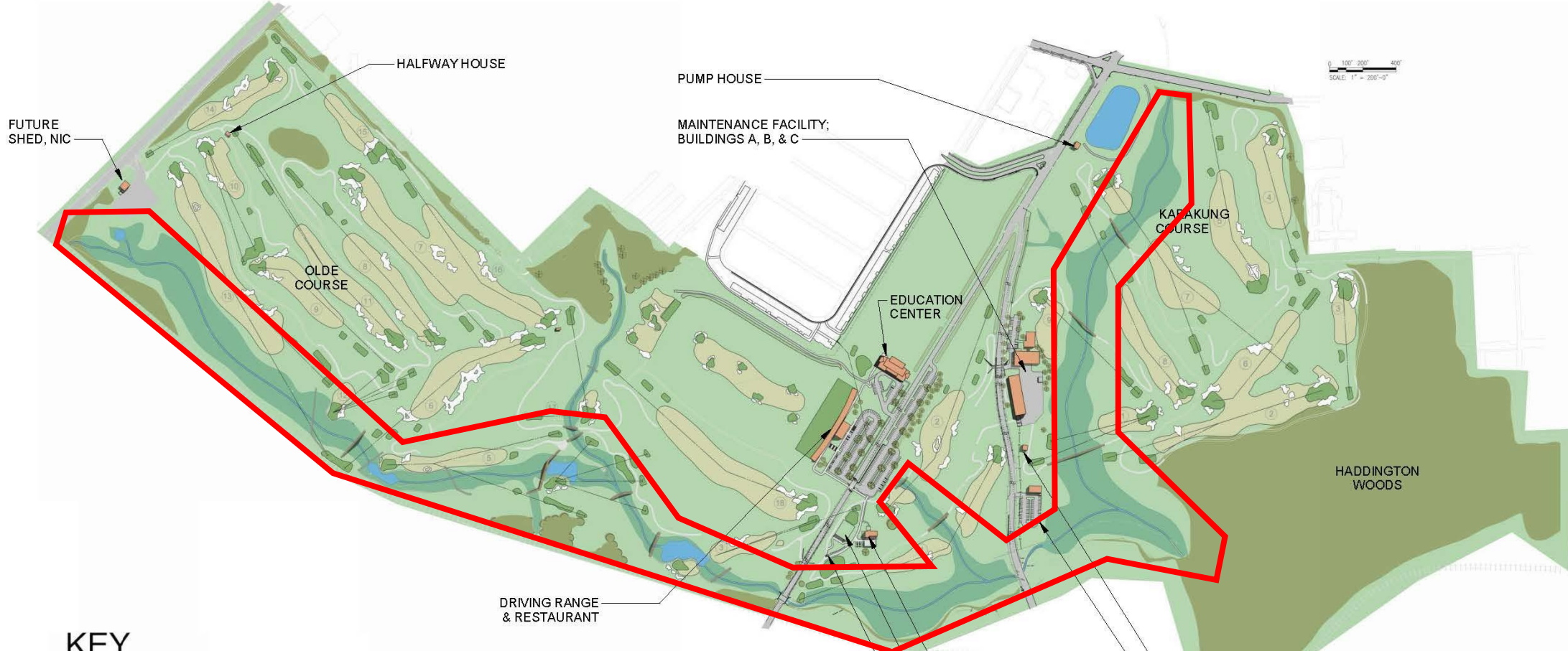
- | | | |
|---|--|--|
|  Buildings |  Tunnels |  Pervious track paths |
|  Bridges |  Fairways, greens, sand traps |  Traffic Signals |
|  Waterways |  Hitting tee boxes |  Speed Tables |
|  Forest |  Impervious paths |  Mobile Food Trucks |



Master Site Plan

prepared by:
Blackney Hayes Architect
April 6th, 2022

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0 100' 200' 300'
SCALE: 1" = 200'-0"

KEY

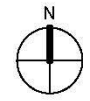
- | | | |
|-----------|------------------------------|----------------------|
| Buildings | Tunnels | Pervious track paths |
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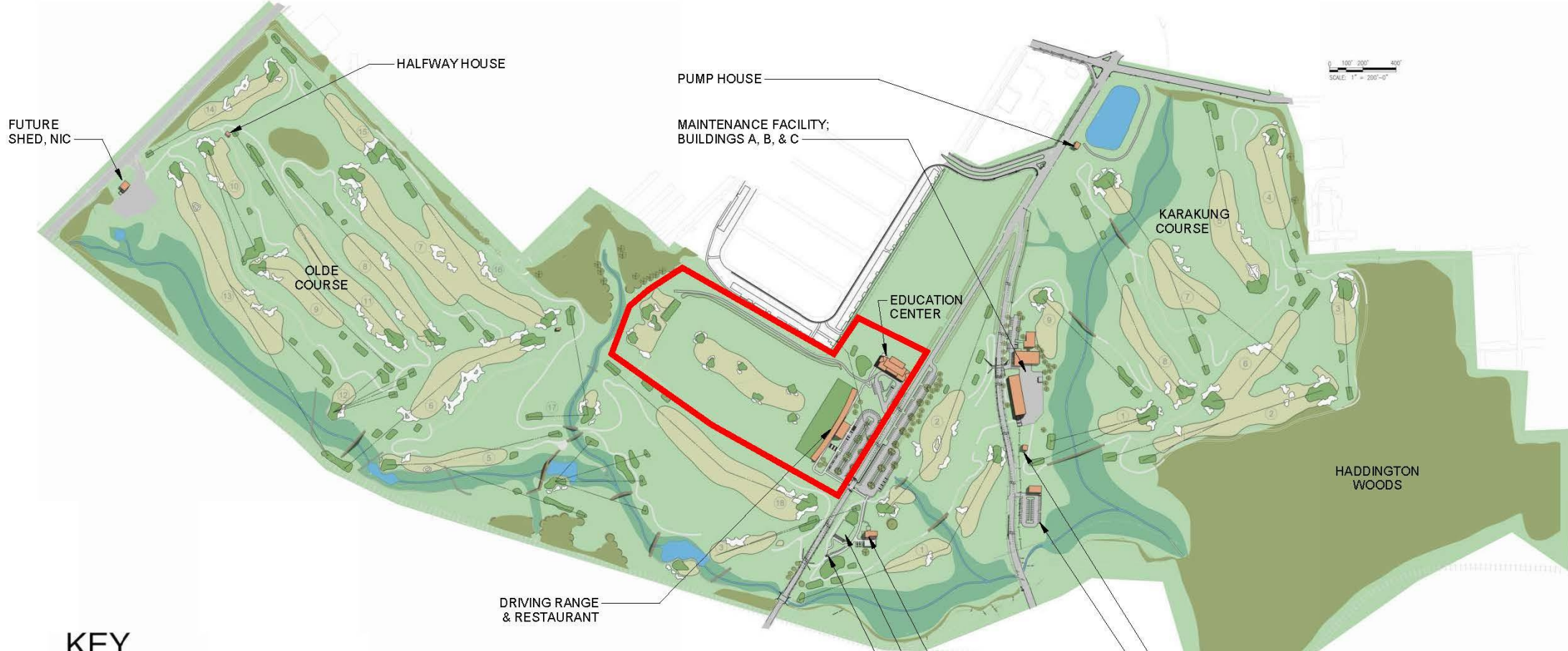
Phase I : Creek Restoration and Wetland Construction

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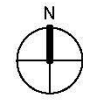
0 100' 200' 300'
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|--|-----------|--|------------------------------|--|----------------------|
| | Buildings | | Tunnels | | Pervious track paths |
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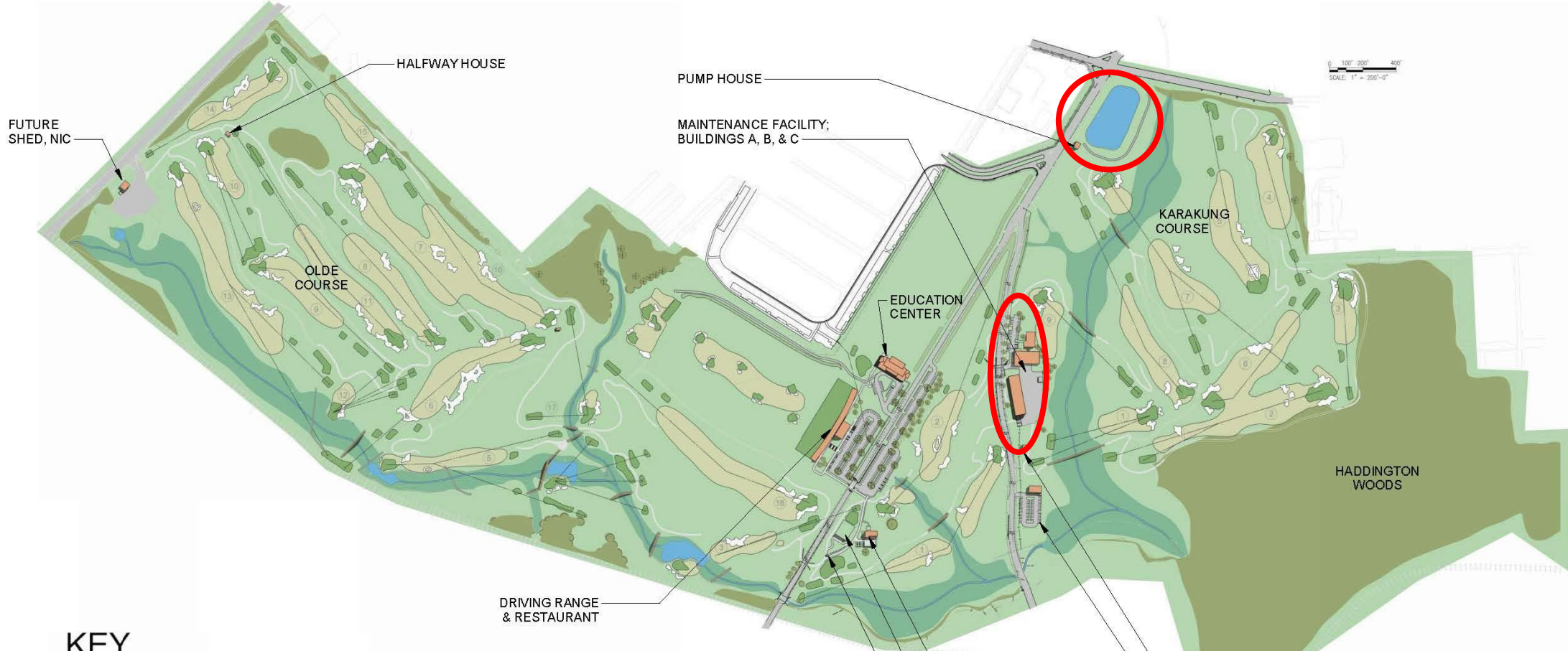
Phase II : Driving Range, Youth Golf Center & Associated Site Work



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KEY

- | | | |
|---|--|--|
|  Buildings |  Tunnels |  Pervious track paths |
|  Bridges |  Fairways, greens, sand traps |  Traffic Signals |
|  Waterways |  Hitting tee boxes |  Speed Tables |
|  Forest |  Impervious paths |  Mobile Food Trucks |



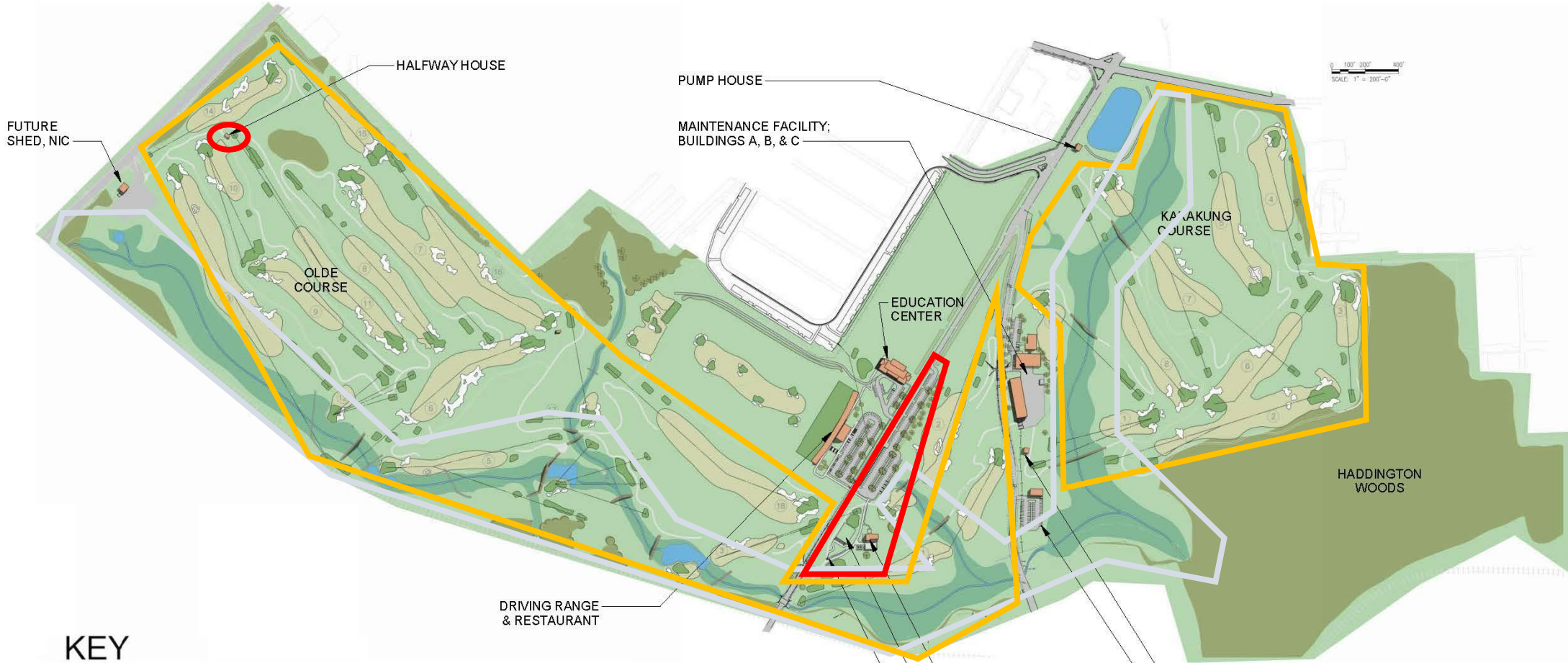
Phase III : Maintenance Facility, Pump House, and Retention Basin

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KEY

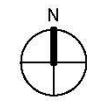
 Buildings	 Tunnels	 Pervious track paths
 Bridges	 Fairways, greens, sand traps	 Traffic Signals
 Waterways	 Hitting tee boxes	 Speed Tables
 Forest	 Impervious paths	 Mobile Food Trucks



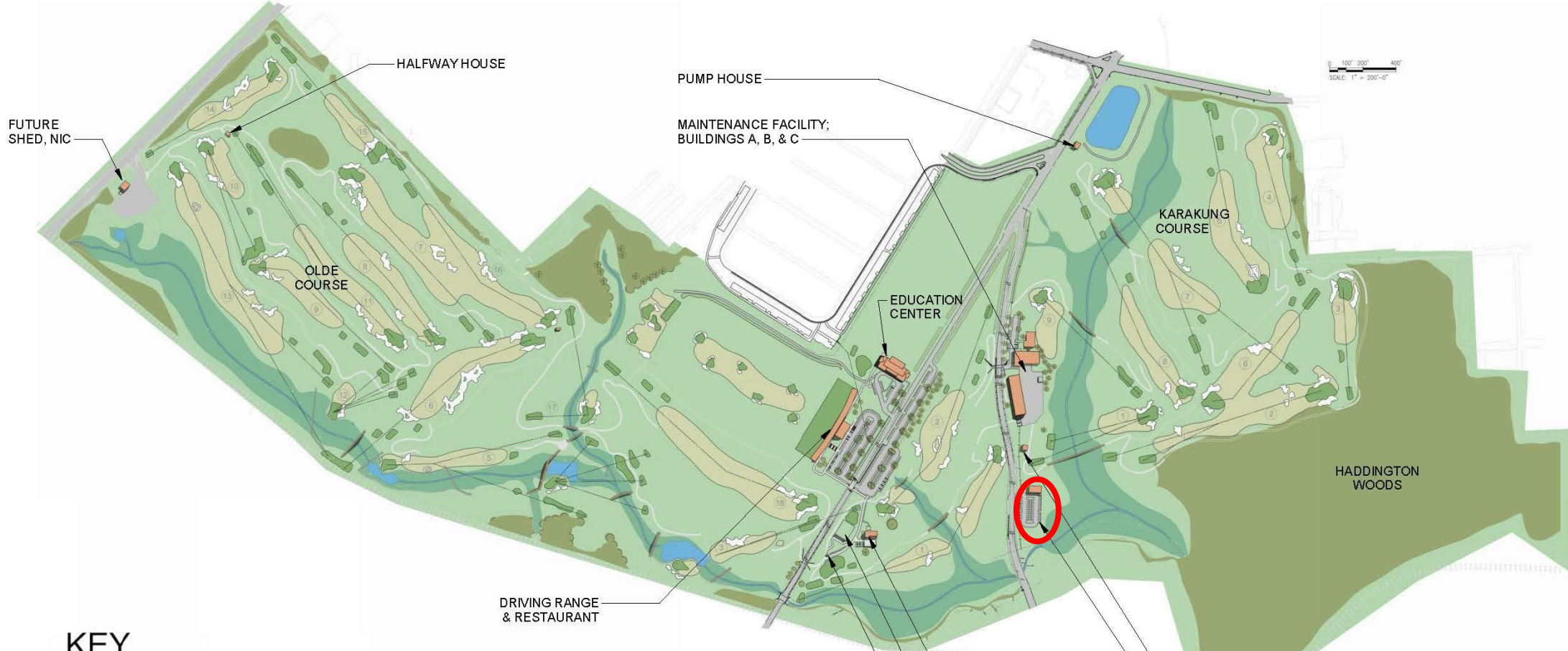
Phase IV : Clubhouse & Cart Barn, Halfway House, Karakung Course, Restoration of Olde Course

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April 6th, 2022



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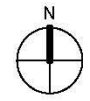
0 100' 200' 400'
SCALE: 1" = 200'-0"

KEY

- | | | |
|---|---|--|
|  Buildings |  Tunnels |  Pervious track paths |
|  Bridges |  Fairways, greens, sand traps |  Traffic Signals |
|  Waterways |  Hitting tee boxes |  Speed Tables |
|  Forest |  Impervious paths |  Mobile Food Trucks |



Phase V : Karakung Cart Barn



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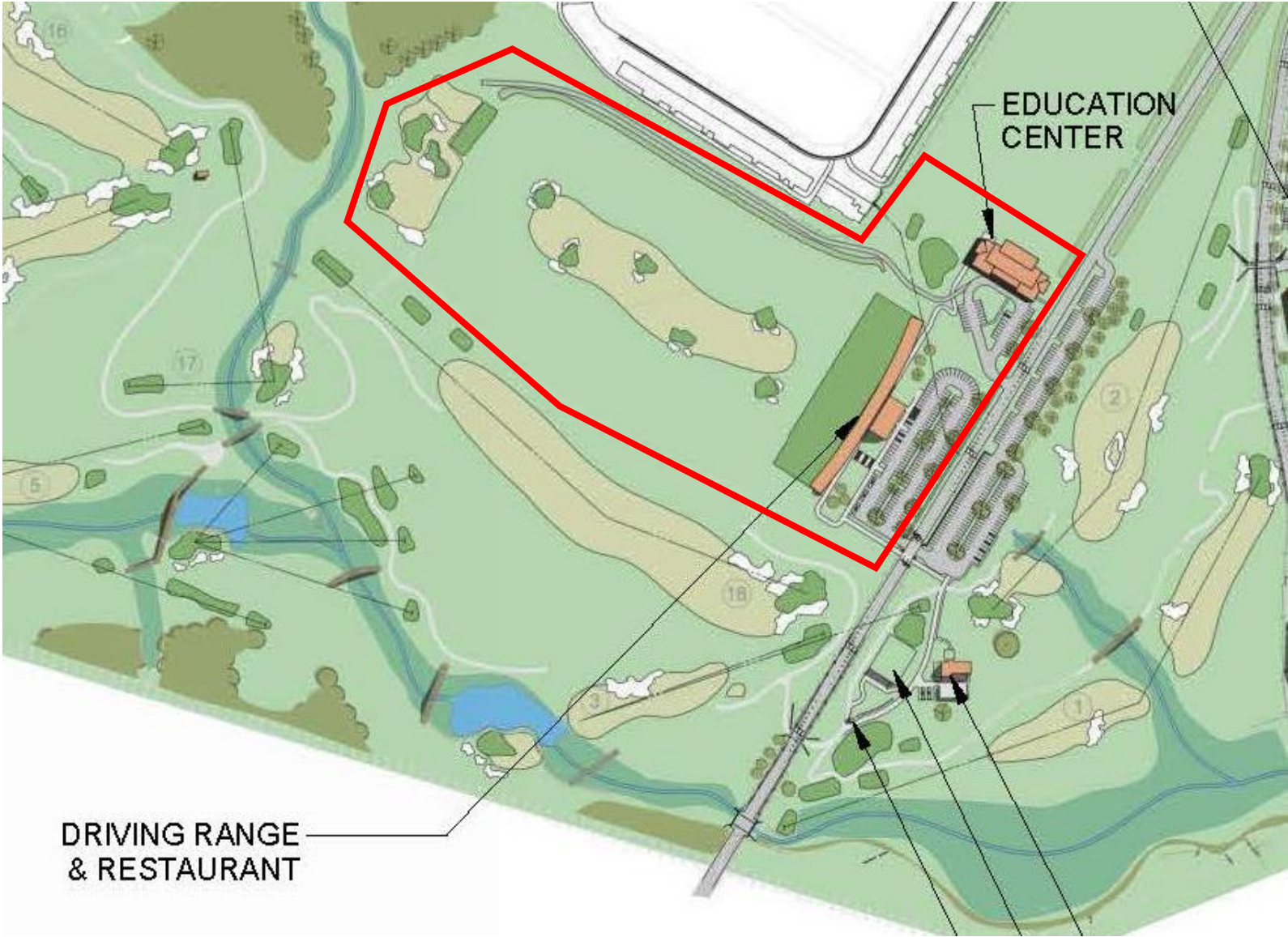
April 6th, 2022

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Creek Restoration & Wetland Reconstruction Phase I

**Cobbs Creek Driving Range
& Youth Golf Center
Phase II**

Driving Range and Youth Golf Center – Proposed Site







Future location of Youth Golf Center

Future location of Driving Range

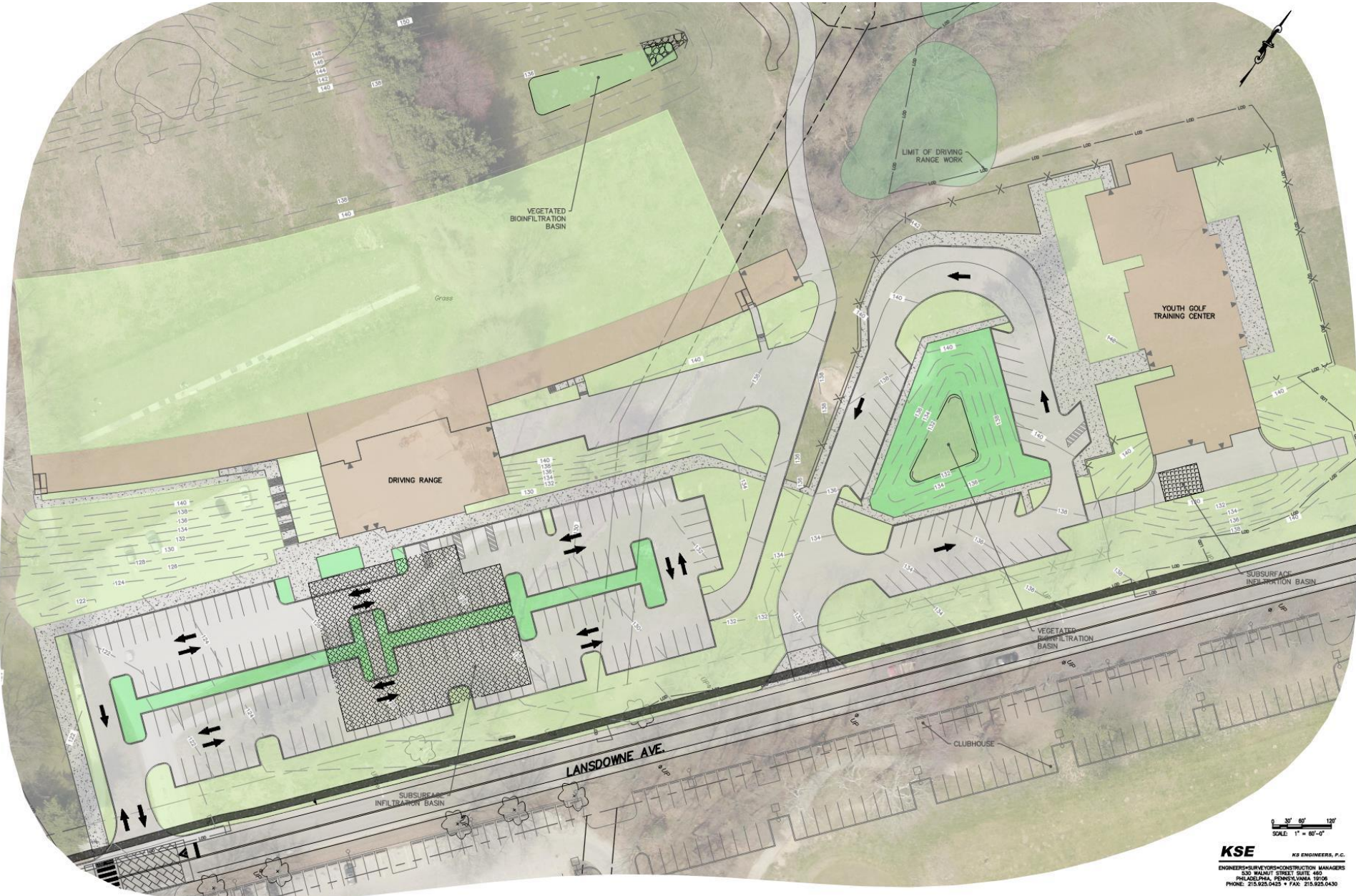
Renovations in Clubhouse E

Lansdowne Ave

Driving Range and Youth Golf Existing Site



Driving Range & Youth Golf - Stormwater Plan



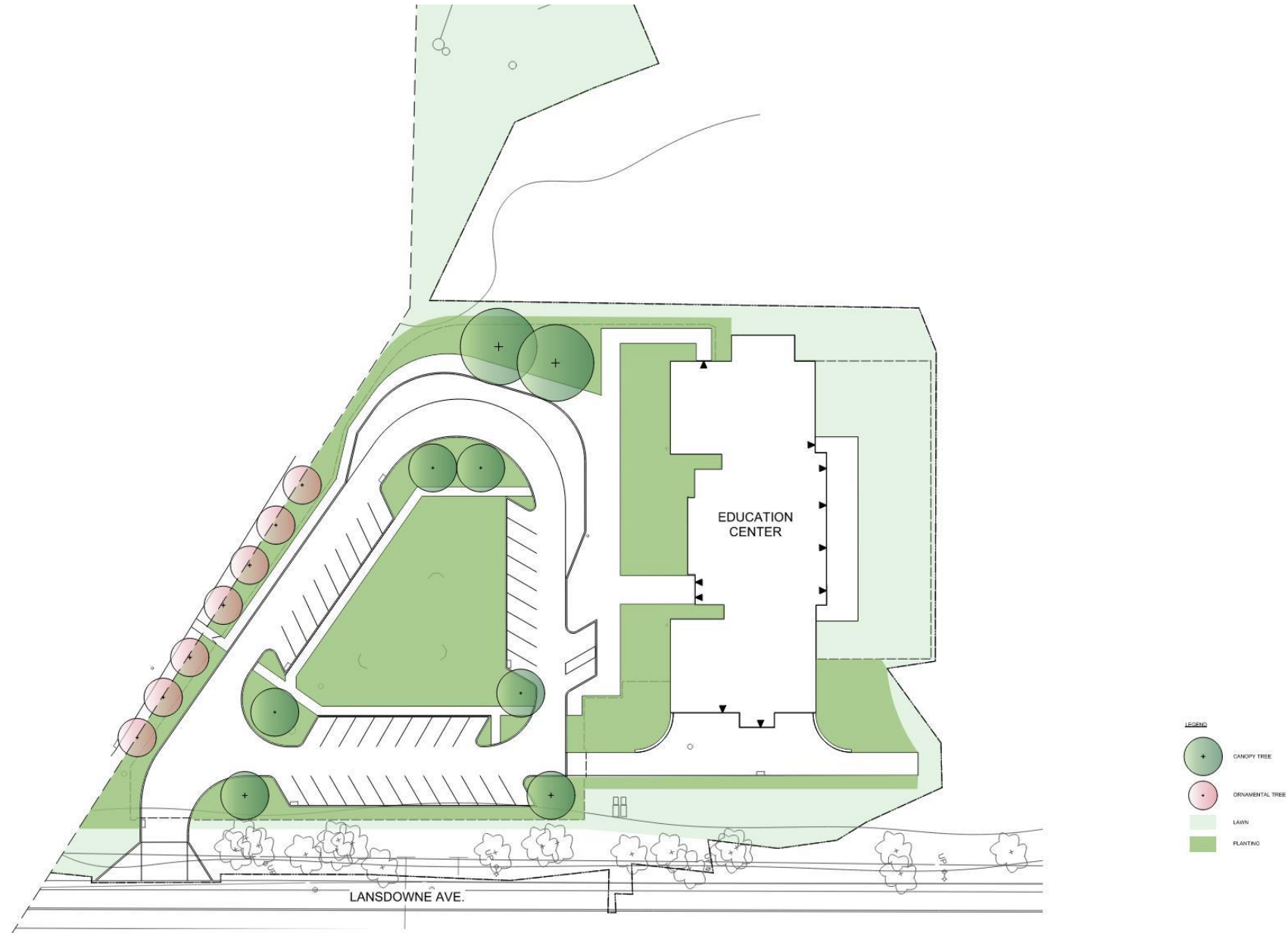
1" = 60'-0"
KSE K&S ENGINEERS, P.C.
ENGINEERING/CONSTRUCTION MANAGERS
830 WALNUT STREET SUITE 400
PHILADELPHIA, PENNSYLVANIA 19106
PHONE: 215.925.0425 • FAX: 215.925.0430

Driving Range – Full Plan

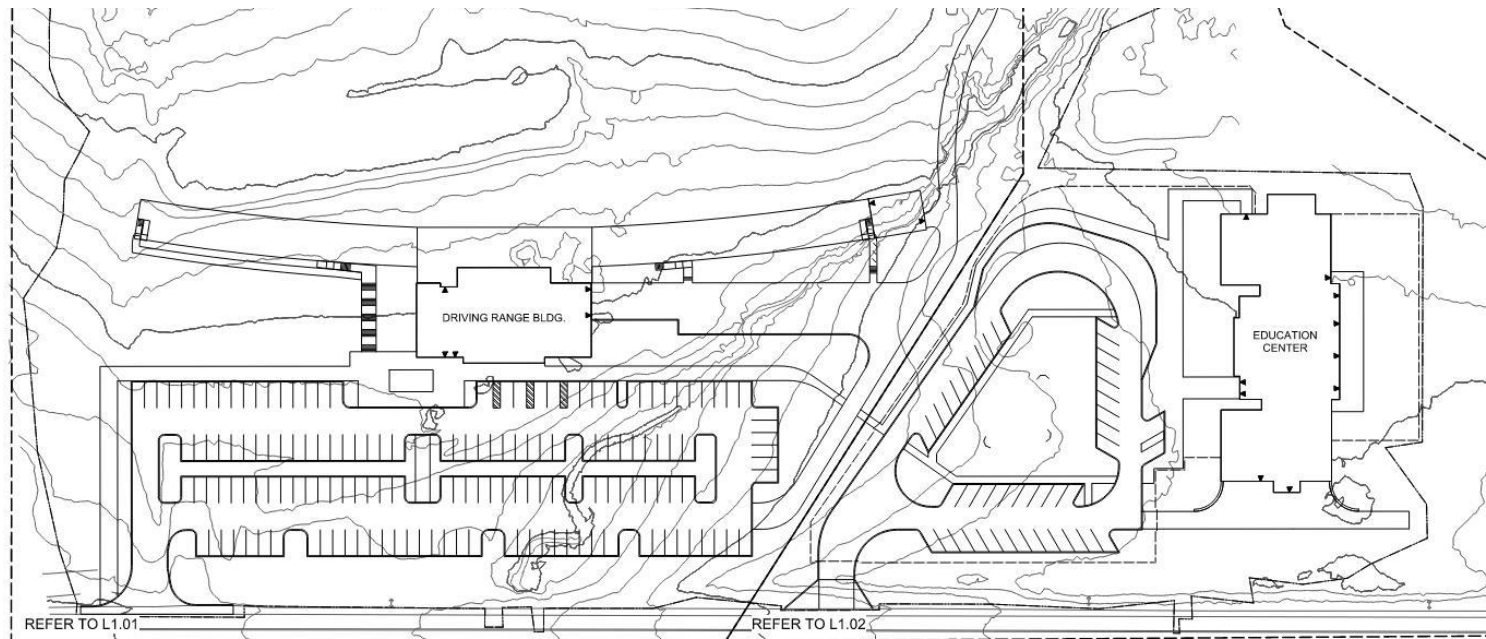


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Youth Golf Center – Illustrative Landscape Plan



Driving Range & Youth Golf – Overall Detailed Plant Schedule



1 KEY PLAN
1" = 300'

2 PLANT SCHEDULE: DRIVING RANGE

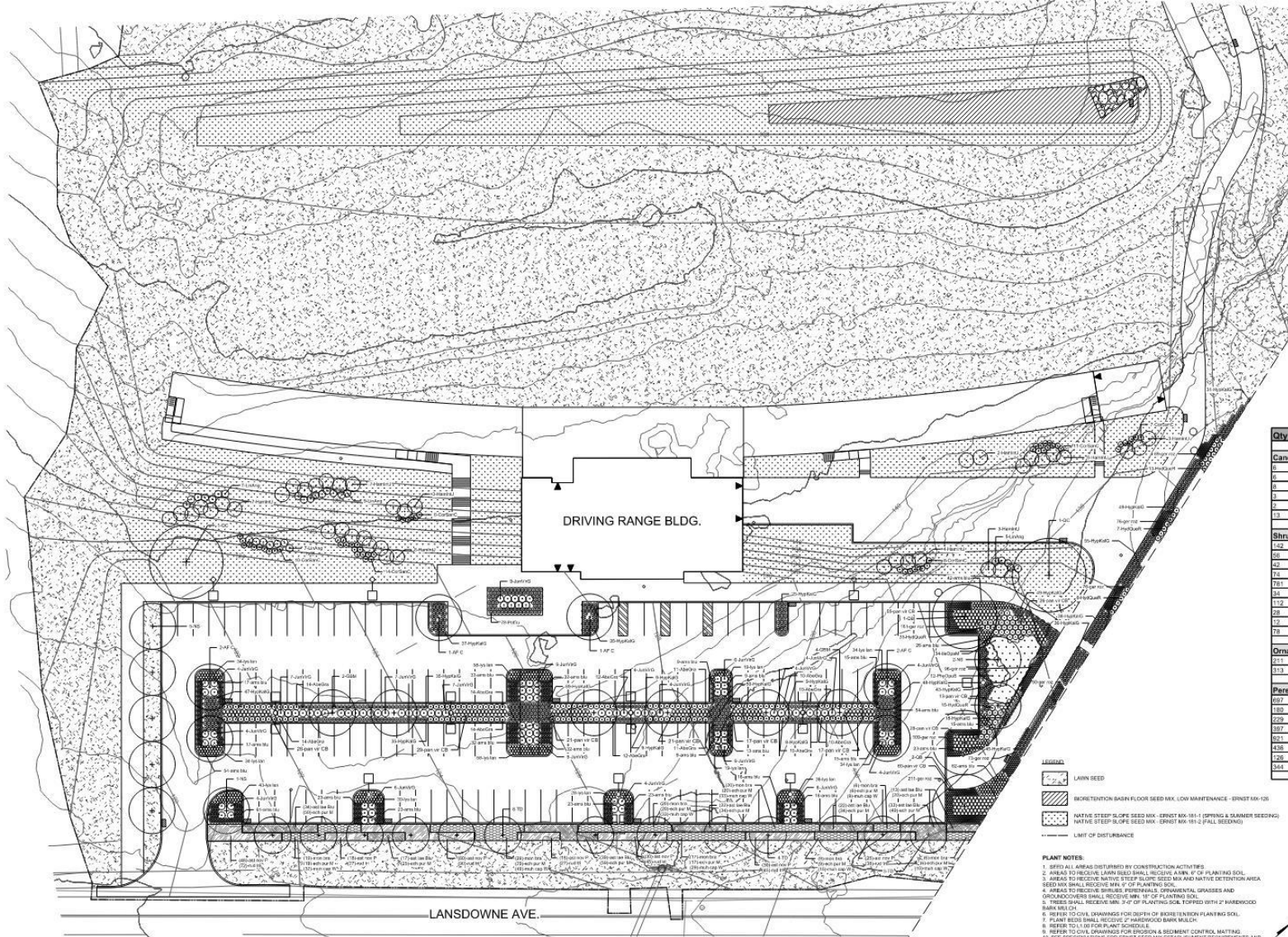
Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Canopy Trees						
1	Q1	Araucarioxylon arazucanum	California Manzanita	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q2	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q3	Quercus laevis	Live Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q4	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q5	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q6	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q7	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q8	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q9	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
1	Q10	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. Fr. 24B
Shrubs						
1	S1	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S2	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S3	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S4	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S5	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S6	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S7	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S8	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S9	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S10	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
Ornamental Grasses						
1	O1	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O2	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O3	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O4	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O5	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
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1	O9	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O10	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
Perennials						
1	P1	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P2	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P3	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P4	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P5	Daylily	Daylily	6" x 6" cal.	As Shown	
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1	P8	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P9	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P10	Daylily	Daylily	6" x 6" cal.	As Shown	

3 PLANT SCHEDULE: EDUCATION CENTER

Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Canopy Trees						
1	C1	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. 24B
1	C2	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. 24B
1	C3	Quercus agrifolia	Black Oak	6" x 3" 1/2" cal.	As Shown	Specimen Qty. 24B
Ornamental Trees						
1	O1	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	Specimen Qty. 24B, Single Stem
1	O2	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	Specimen Qty. 24B, Single Stem
Shrubs						
1	S1	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S2	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S3	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S4	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S5	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S6	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S7	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S8	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S9	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
1	S10	Lonicera japonica	Japanese Spindle	6" x 6" cal.	As Shown	
Ornamental Grasses						
1	O1	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O2	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O3	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O4	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
1	O5	Pennisetum setaceum	Blue Fountain Grass	6" x 6" cal.	As Shown	
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1	P2	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P3	Daylily	Daylily	6" x 6" cal.	As Shown	
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1	P5	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P6	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P7	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P8	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P9	Daylily	Daylily	6" x 6" cal.	As Shown	
1	P10	Daylily	Daylily	6" x 6" cal.	As Shown	



Driving Range – Detailed Planting Schedule



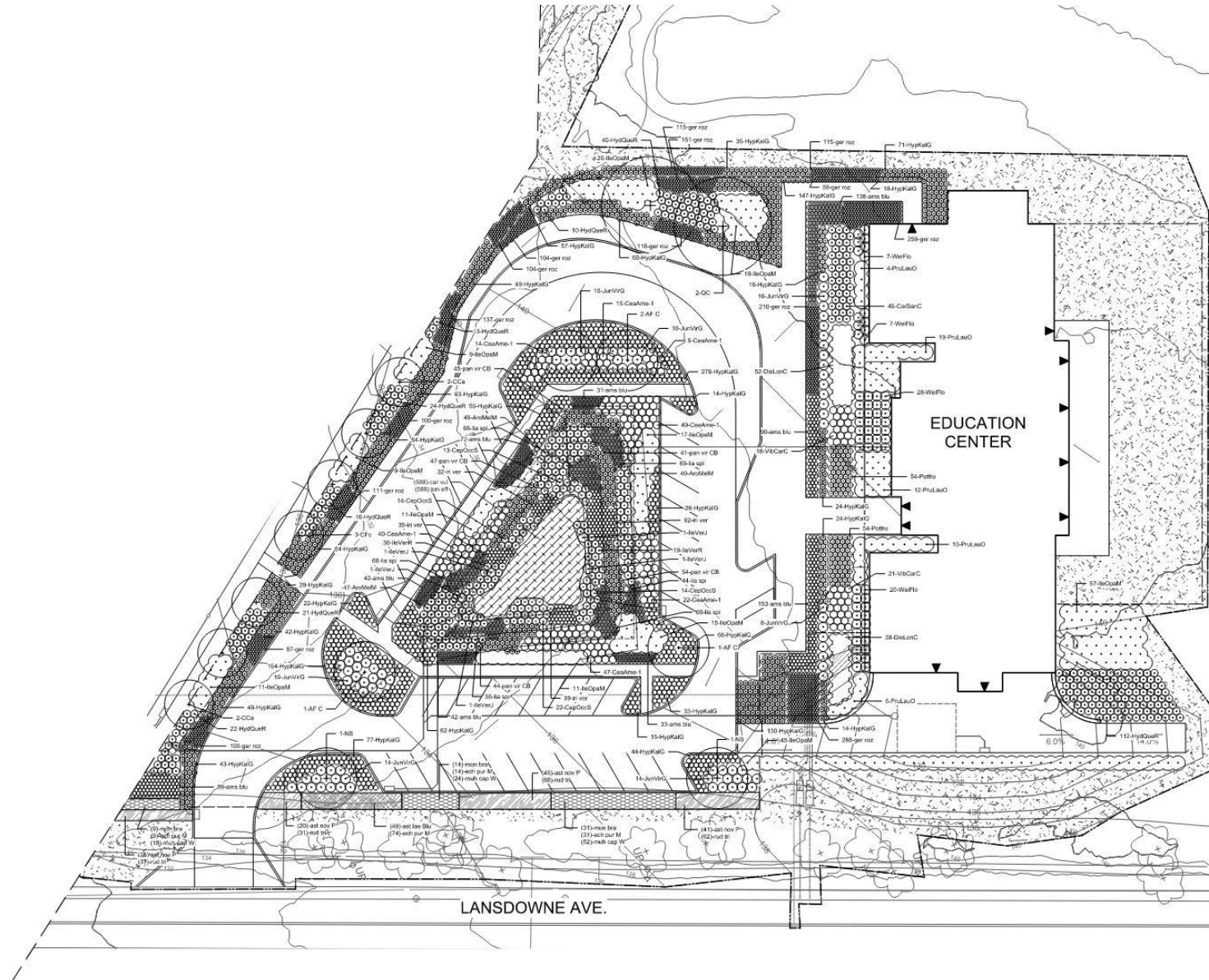
Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Canopy Trees						
6	AF-C	<i>Acer x freemanii 'Cotnam'</i>	Celebration Maple	3" - 3 1/2" cal.	As Shown	Specimen Quality, BAB
6	GBM	<i>Castanea alba 'Major'</i>	Madrone Tree	3" - 3 1/2" cal.	As Shown	Specimen Quality, BAB
6	NE	<i>Quercus rubra</i>	Red Oak	3" - 3 1/2" cal.	As Shown	Specimen Quality, BAB
3	QB	<i>Quercus bicolor</i>	Swamp White Oak	3" - 3 1/2" cal.	As Shown	Specimen Quality, BAB
2	QO	<i>Quercus prinus</i>	Scarlet Oak	3" - 3 1/2" cal.	As Shown	Specimen Quality, BAB
33	TD	<i>Taxodium distichum 'Shawnee Blaze'</i>	Shawnee Blaze Bald Cypress	12-12 ft	As Shown	Specimen Quality, BAB
Shrubs						
142	AbxGr	<i>Abelia x grandiflora 'Little Abigail'</i>	Little Richard Abelia	65	As Shown	
68	CoDogC	<i>Comus sanguinea 'Caly'</i>	Caly Dogwood	65	As Shown	
42	HwWt	<i>Hieronymus x intermedia 'Jasna'</i>	Jasna Wintergreen	65	As Shown	
74	HydDart	<i>Hydrangea quercifolia 'Ruby Slippers'</i>	Ruby Slippers Oak Leaf Hydrangea	65	As Shown	
781	HydKAO	<i>Hydrangea kalmianum 'Gems'</i>	Gems St. John's Wort	65	As Shown	
44	HydDart	<i>Hydrangea 'Mantel Dwarf'</i>	Mantel Dwarf American Holly	65	As Shown	
112	HydVIG	<i>Hydrangea virginiana 'Star Chat'</i>	Star Chat Hydrangea	65	As Shown	
28	LirAnq	<i>Liriodendron angustifolium</i>	Oriental Spicebush	65	As Shown	
32	PhyDps5	<i>Physocarpus opulifolius 'Swarth'</i>	Summer Wine Ninebark	65	As Shown	
78	PhyDps	<i>Physocarpus opulifolius 'Avalanche'</i>	Avalanche Ninebark	65	As Shown	
Ornamental Grasses						
211	wh cap W	<i>Muhlenbergia capillaris 'White Cloud'</i>	White Cloud Noddy Grass	61	24" o.c.	
103	low var CB	<i>Panicum virgatum 'Dance Brown'</i>	Dance Brown Switch Grass	61	24" o.c.	
Perennials						
687	blue star	<i>Aster sp.</i>	Blue Star Flower	61	18" o.c.	
120	smooth aster	<i>Aster sp.</i>	Smooth Aster	61	18" o.c.	
628	purple dome	<i>Aster novae-angliae 'Purple Dome'</i>	Purple Dome New England Aster	61	18" o.c.	
387	purple dome	<i>Echinacea purpurea 'Magnus'</i>	Magnus Purple Coneflower	61	18" o.c.	
604	purple dome	<i>Cornus x rugosa</i>	Rugosa Dogwood	61	18" o.c.	
438	purple dome	<i>Lysimachia lanceolata var. purpurea</i>	Lance-leaved Loosestrife	61	18" o.c.	
126	purple dome	<i>Mirandula arbutifolia</i>	Eastern Bee Balm	61	18" o.c.	
384	purple dome	<i>Rudbeckia hirta</i>	Brown-Eyed Susan	61	18" o.c.	

- LEGEND**
- LAWN SEED
 - BERTON TON BASIN FLOOR SEED MIX - LOW MAINTENANCE - ERNST MIX 105
 - NATIVE STEEP SLOPE SEED MIX - ERNST MIX 101-1 (SPRING & SUMMER SEEDING)
 - NATIVE STEEP SLOPE SEED MIX - ERNST MIX 101-2 (FALL SEEDING)
 - LIMIT OF DISTURBANCE

- PLANTING NOTES:**
- SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
 - AREAS TO RECEIVE LAWN SEED SHALL RECEIVE A MIN. 4" OF PLANTING SOIL
 - AREAS TO RECEIVE NATIVE STEEP SLOPE SEED MIX AND NATIVE RESTORATION AREA SEED MIX SHALL RECEIVE 6" OF PLANTING SOIL
 - AREAS TO RECEIVE SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND OTHER PLANTS SHALL RECEIVE 18" OF PLANTING SOIL
 - TREES SHALL RECEIVE MIN. 3'-0" OF PLANTING SOIL TOPPED WITH 2" HARDWOOD BARK MULCH
 - SEE REF TO CIVIL DRAWINGS FOR DEPTH OF BERTON TON PLANTING SOIL
 - PLANT BEDS SHALL RECEIVE 2" HARDWOOD BARK MULCH
 - REFER TO L.I.M. FOR PLANT SCHEDULE
 - REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL MATTING
 - SEE SPECIFICATIONS FOR SEED MIX ESTABLISHMENT REQUIREMENTS AND SEED MIX APPLICATION RATES



Youth Golf Center – Detailed Planting Schedule



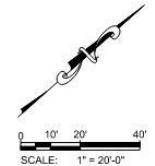
Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Canopy Trees						
1	41-C	Acer a Freemanii 'Cedargl'	Celebration Maple	1" - 3 1/2" cal.	As Shown	Specimen Quality, B&B
2	NS	Nyssa sylvatica	Blackgum	3" - 3 1/2" cal.	As Shown	Specimen Quality, B&B
2	QC	Quercus coccinea	Scarlet Oak	3" - 3 1/2" cal.	As Shown	Specimen Quality, B&B
Ornamental Trees						
4	CCa	Cercis canadensis	Eastern Redbud	2" - 2 1/2" cal.	As Shown	Specimen Quality, B&B, Single Stem
3	CFc	Comus florida 'Charlotte Princess'	Charlotte Princess Dogwood	2" - 2 1/2" cal.	As Shown	Specimen Quality, B&B, Single Stem
Shrubs						
136	AvzAetM	Aronia melanocarpa 'Mystic'	Black Chokeberry	#5	As Shown	
198	CoaAmE-1	Ceanothus americanus	New Jersey Tea	#3	As Shown	
67	CoaCoR	Cornierhus occidentalis 'Sugar Shack'	Sugar Shack Bluetree	#7	As Shown	
46	CorBarC	Comus sanguinea 'Cats'	Cats Dogwood	#3	As Shown	
60	DeLaRC	Desarda koreana 'Copper'	Bush Honeysuckle	#5	As Shown	
248	HydQuaR	Hydrangea serrata 'Pinky Sopper'	Pinky Sopper Old Leaf Hydrangea	#5	As Shown	
1830	HypKaG	Hypericum kalmianum 'Gems'	Gems St. John's Wort	#3	As Shown	
224	MeOpal	Meibomia Maryland Dwarf'	Maryland Dwarf American Holly	#7	As Shown	
1	ReVer	Rea verticillata 'Jim Beatty'	Jim Beatty Winterberry	#5	As Shown	
49	ReVerR	Rea verticillata 'Red Spire'	Red Spire Winterberry	#5	As Shown	
61	JunVidG	Juniperus virginiana 'Grey Chief'	Grey Chief Juniper	#5	As Shown	
138	ReVer	Rea verticillata 'Midwinter'	Midwinter Starburst Winterberry	#5	As Shown	
20	PhLaLud	Phytolacca americana 'Dixie Lady'	Dixie Lady English Laurel	#5	As Shown	
39	ViBaCarC	Viburnum caradisi 'Compactum'	Roseau Spice Viburnum	#5	As Shown	
62	ViBaL	Viburnum lonicera 'Borstadspire'	Bone Broom Pink Weigela	#5	As Shown	
Ornamental Grasses						
588	CarAut	Carex vulpocarpa	Fox Sedge	#1	12" o.c.	
588	CarAut	Carex obovata	Soft sedge	#1	12" o.c.	
61	IrishCapW	Humulocyperus capillaris 'White Cloud'	White Cloud Malt Grass	#1	24" o.c.	
231	pan-vr CB	Panicum virgatum 'Cape Breeze'	Cape Breeze Switch Grass	#1	24" o.c.	
Perennials						
690	iris blu	Iris sibirica 'Blue Star'	Blue Star Iris	#1	18" o.c.	
49	asp asp blu	Asplenium platyneuron 'Bluebird'	Bluebird Asplenium	#1	18" o.c.	
121	asp asp P	Asplenium platyneuron 'Purple Dome'	Purple Dome New England Asplenium	#1	18" o.c.	
128	sch asp M	Scilla maritima 'Majestic'	Majestic Purple Scilla	#1	18" o.c.	
2055	ger roz	Geranium 'Blaze'	Blaze Geranium	#1	12" o.c.	
136	fl var	Flax var.	Flax	#1	18" o.c.	
389	la sp	Liatris spicata	Spotted Gayfeather	#1	12" o.c.	
54	mpn iris	Moronea arbutifolia	Eastern Bee Balm	#1	18" o.c.	
168	red fl	Rudbeckia hirta	Brown-Eyed Susan	#1	18" o.c.	

PLANT NOTES:

- SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
- AREAS TO RECEIVE LAWN SEED SHALL RECEIVE A MIN. 6" OF PLANTING SOIL.
- AREAS TO RECEIVE NATIVE STEEP SLOPE SEED MIX AND NATIVE DETENTION AREA SEED MIX SHALL RECEIVE MIN. 6" OF PLANTING SOIL.
- AREAS TO RECEIVE SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS SHALL RECEIVE MIN. 16" OF PLANTING SOIL.
- TREES SHALL RECEIVE MIN. 3'-0" OF PLANTING SOIL TOPPED WITH 2" HARDWOOD BARK MULCH.
- REFER TO CIVIL DRAWINGS FOR DEPTH OF BIOPRETENTION PLANTING SOIL.
- PLANT BEDS SHALL RECEIVE 2" HARDWOOD BARK MULCH.
- REFER TO L100 FOR PLANT SCHEDULE.
- REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL, MATTING.
- SEE SPECIFICATIONS FOR ERNST SEED MIX ESTABLISHMENT REQUIREMENTS AND SEED MIX APPLICATION RATES.

LEGEND:

- LAWN SEED
- LIMIT OF DISTURBANCE



Driving Range & Youth Golf – Overall Detailed Plant Schedule

CANOPY TF



Acer x freemanii 'Celzam'



Nyssa sylvatica



Quercus coccinea

ORNAMENTAL



Cercis canadensis



Cornus florida 'Cherokee Princess'

SHRUBS



Hypericum kalmianum 'Gem'



Cornus sanguinea 'Cato'



Ilex opaca 'Maryland Dwarf'



Hydrangea quercifolia



Juniperus virginiana 'Grey Owl'



Potentilla fruticosa 'Abbotswood'



Aronia melanocarpa 'Morton'



Ceanothus americanus



Cephalanthus occidentalis



Diervilla lonicera 'Copper'



Ilex verticillata 'Jim Dandy'



Ilex verticillata 'Red Sprite'



Prunus laurocerasus 'Otto Luyken'



Viburnum carlesii 'Compactum'



Weigela florida 'Bokrasopin'

GRASSES + PERENNIALS



Muhlenbergia capillaris 'White Cloud'



Panicum virgatum 'Cape Breeze'



Carex vulpinoidea



Juncus effusus



Iris versicolor



Liatris spicata



Echinacea purpurea 'Magnus'



Geranium x 'Rozanne'



Monarda bradburiana



Rudbeckia triloba



Amsonia 'Blue Ice'



Aster laevis 'Bluebird'



Aster novae-angliae 'Purple Dome'

Driving Range



Driving Range

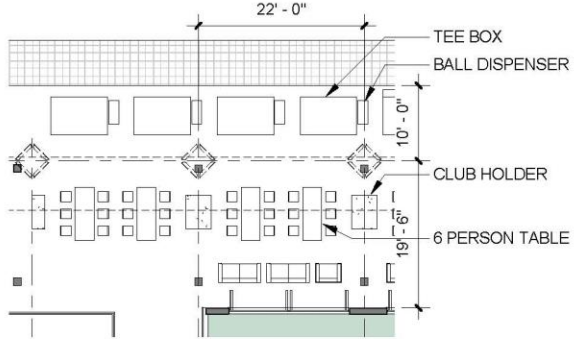
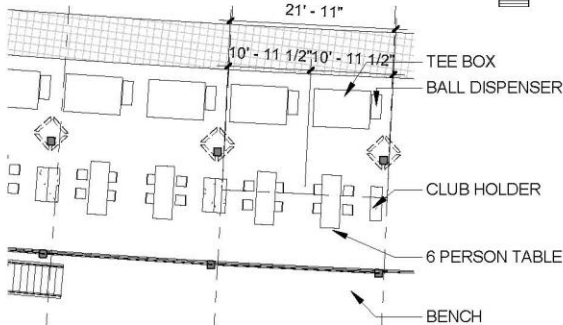
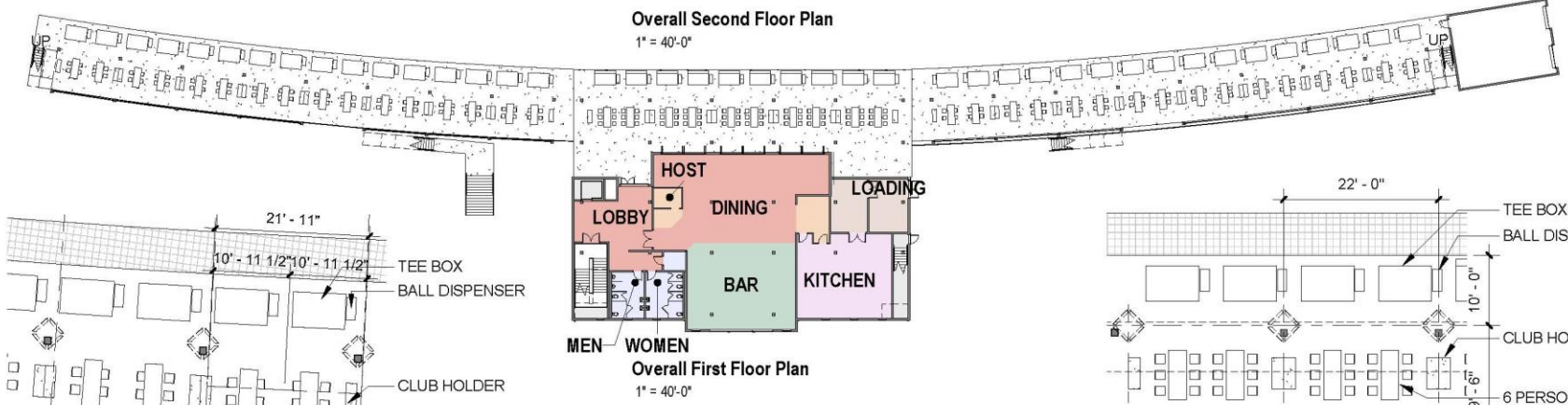


Driving Range

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April 6th, 2022

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Driving Range



Driving Range
prepared by:
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April 6th, 2022

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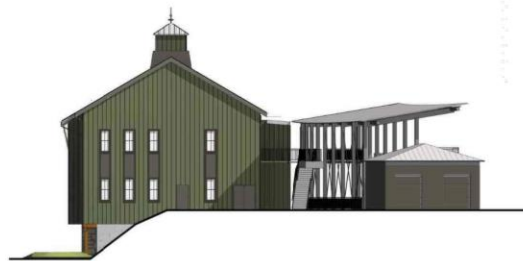
Driving Range



BUILDING FRONT



BUILDING'S BACK and DRIVING RANGE



BUILDING'S NORTHEAST SIDE



SOUTHWEST SIDE

BUILDING ELEVATIONS

Clubhouse & Cart Barn

Prepared by:

Blackney Hayes Architects

April 6th, 2022

Driving Range - Finishes



Youth Golf Center

Youth Golf Center



Youth Golf Center

prepared by:
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April 6th, 2022

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Youth Golf Center



Youth Golf Center

prepared by:

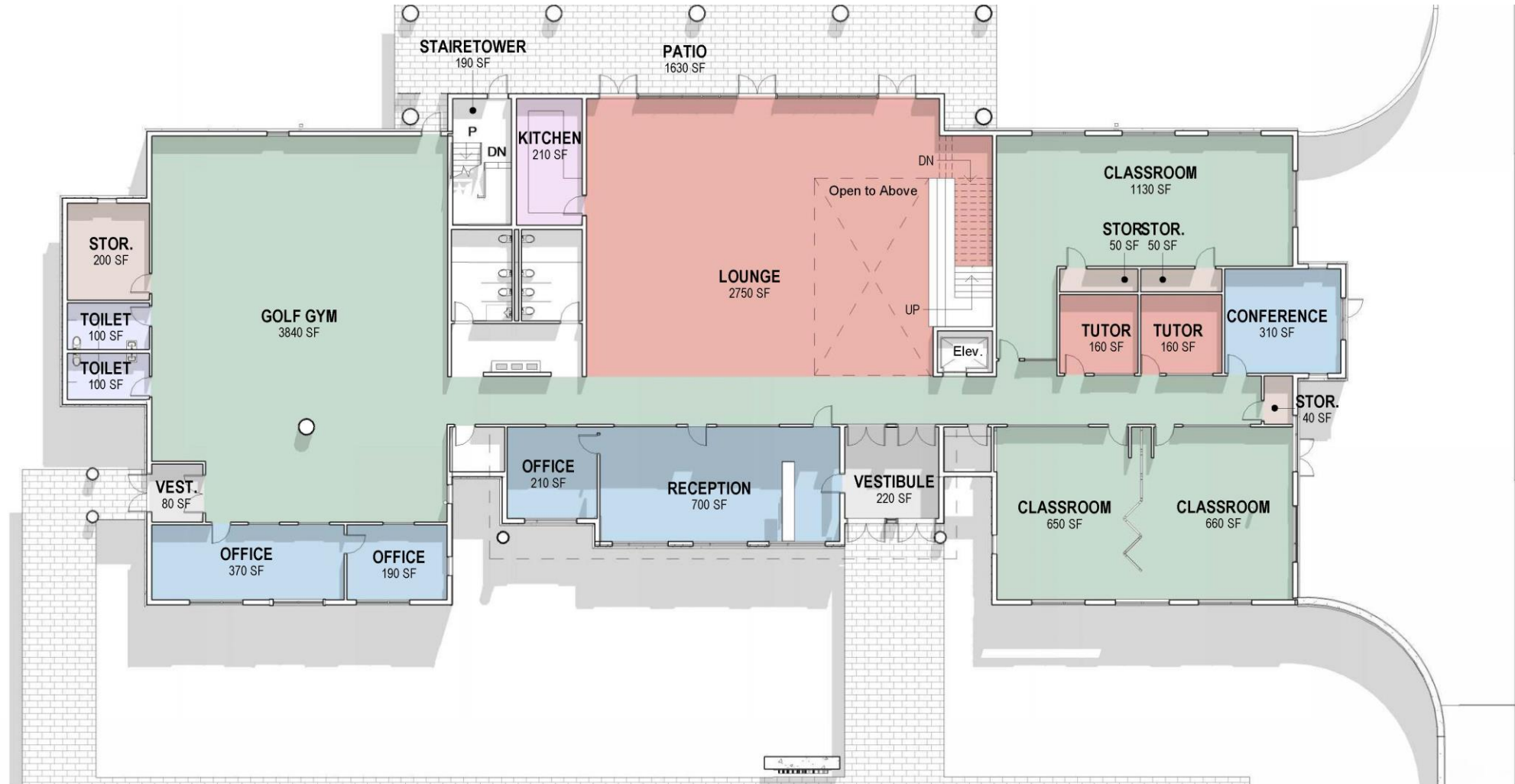
Blackney Hayes Architects

April 6th, 2022

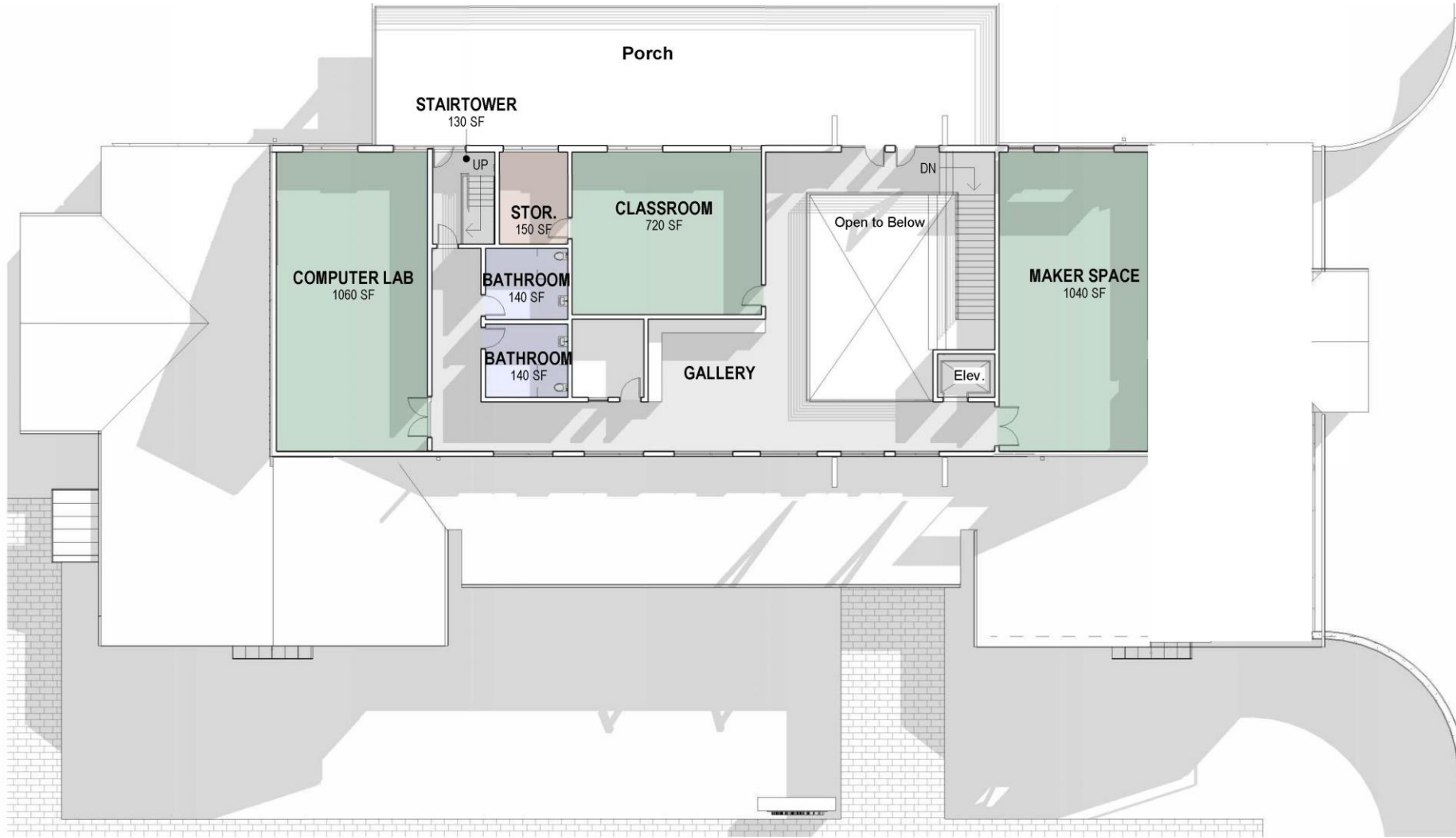
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Youth Golf Center



Youth Golf Center



Youth Golf Center



Youth Golf Center



REAR ELEVATION

1 : 200



FRONT ELEVATION

1 : 200

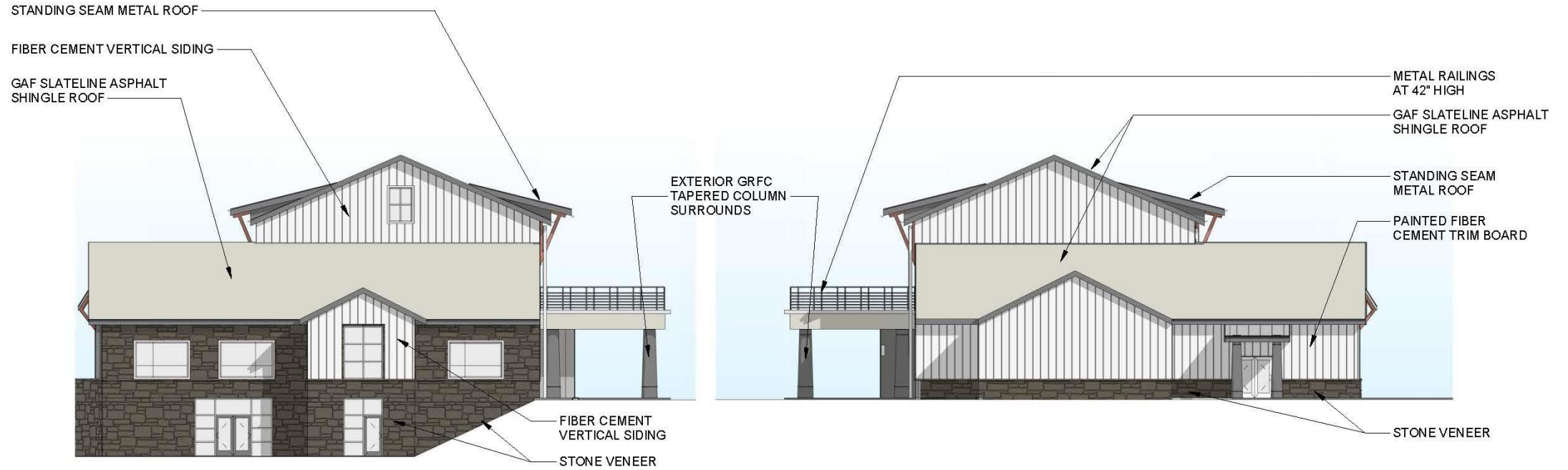


Exterior Elevations

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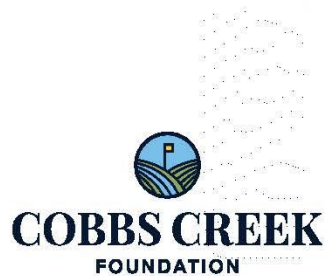
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Youth Golf Center



① **West Elevation**
1/16" = 1'-0"

② **East Elevation**
1/16" = 1'-0"



Side Elevations

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Youth Golf Center - Finishes

Vertical Siding



Manufactured Stone Veneer



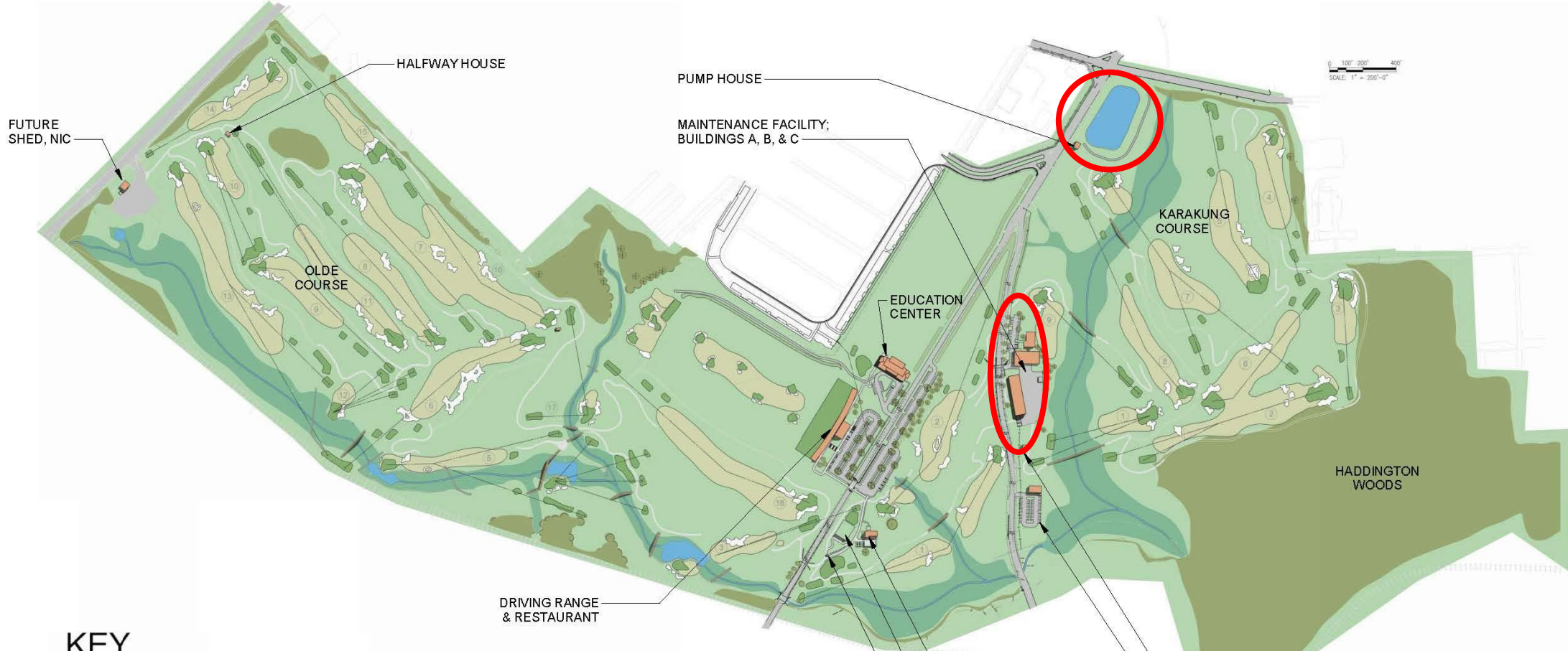
Roof Shingles



Standing Seam Roofing

Maintenance Facility, Pump House, Retention Basin

Phase III



KEY

- | | | |
|---|--|--|
|  Buildings |  Tunnels |  Pervious track paths |
|  Bridges |  Fairways, greens, sand traps |  Traffic Signals |
|  Waterways |  Hitting tee boxes |  Speed Tables |
|  Forest |  Impervious paths |  Mobile Food Trucks |



Phase III : Maintenance Facility, Pump House, and Retention Basin

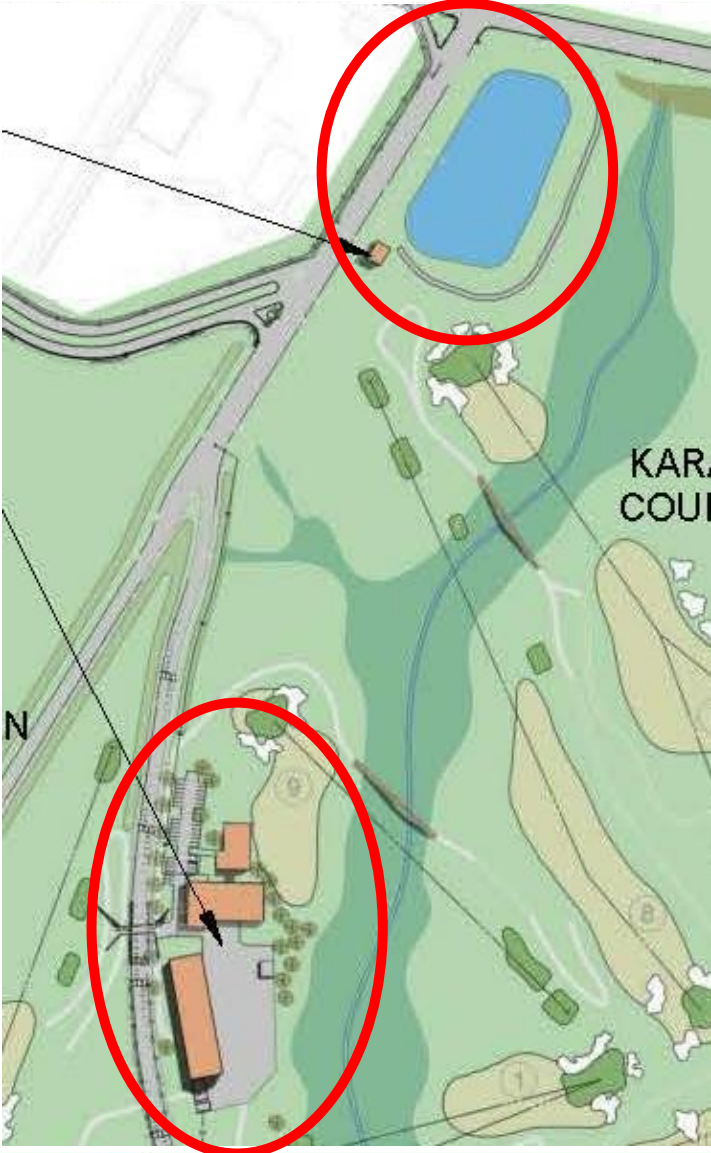
Master Site Plan

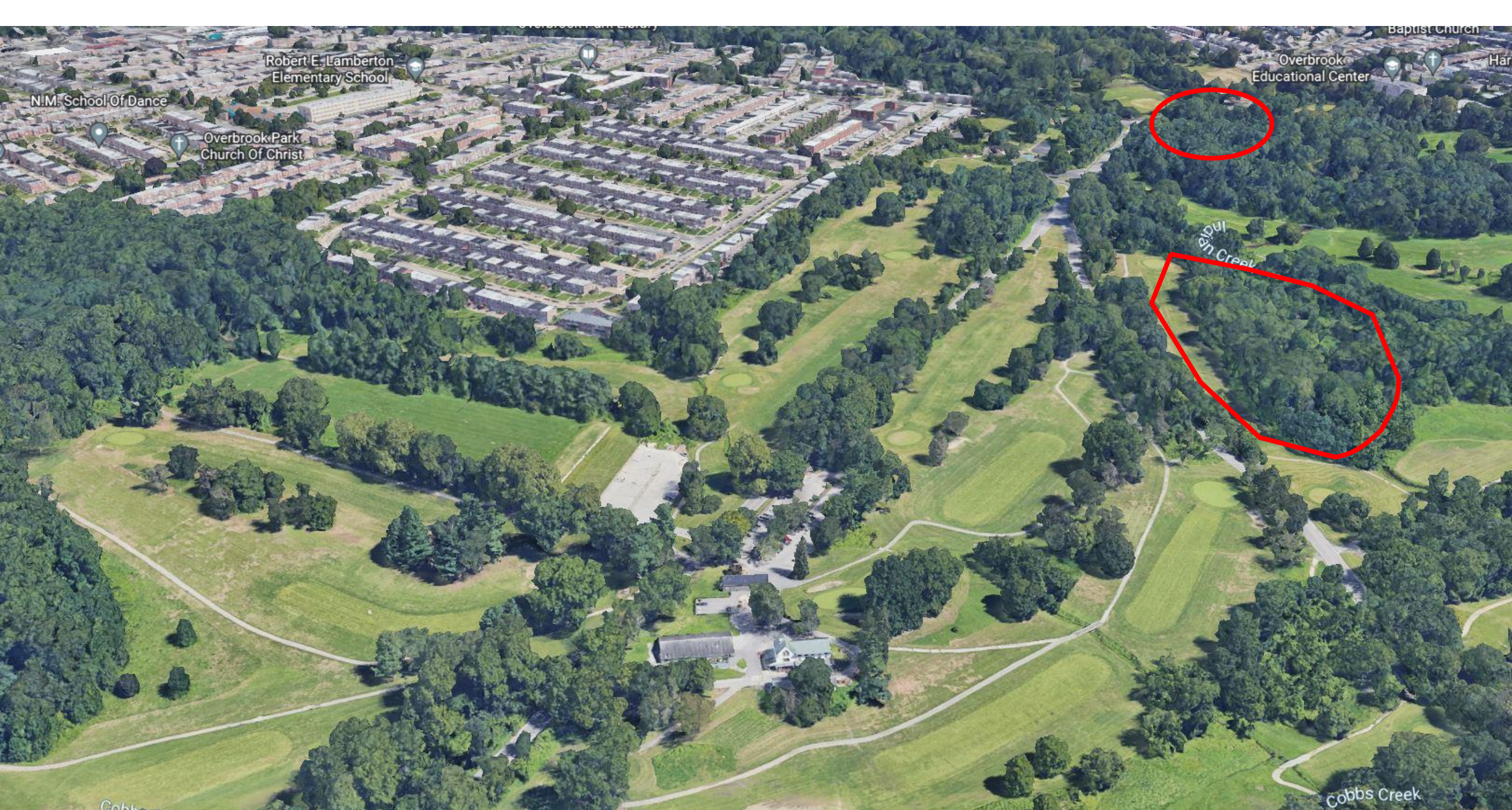
prepared by:
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Maintenance, Pump House & Basin – Proposed Site





COBBS CREEK GOLF CLUB | A CITY OF PHILADELPHIA DEPARTMENT OF PARKS AND RECREATION FACILITY OPERATED BY THE COBBS CREEK FOUNDATION



Future location of
Maintenance Facility
A, B and C

Future location of
Pump House &
Basin

Renovations in
Clubhouse E

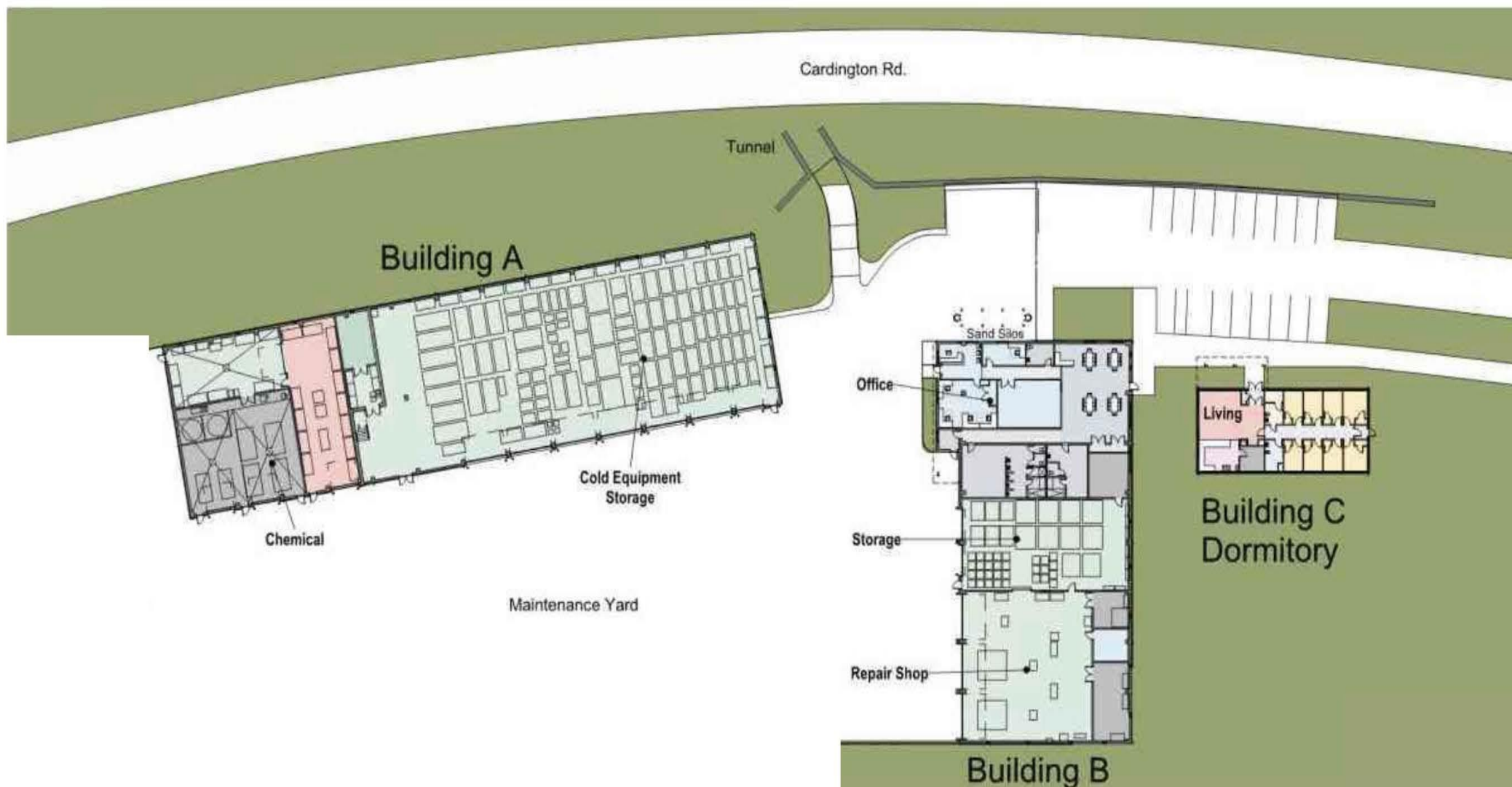
Cardington Road



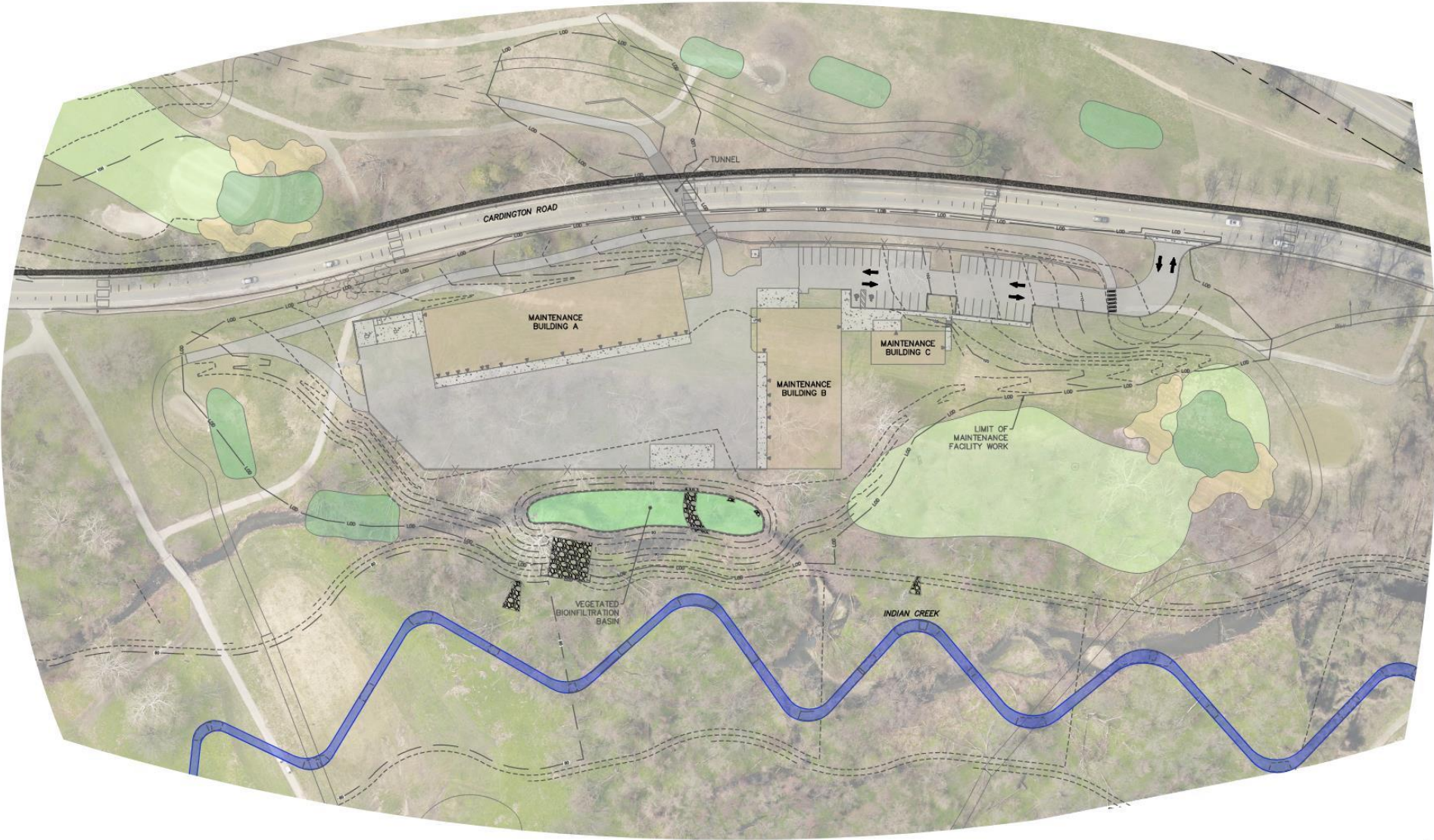
Maintenance Existing Site



Maintenance Plans



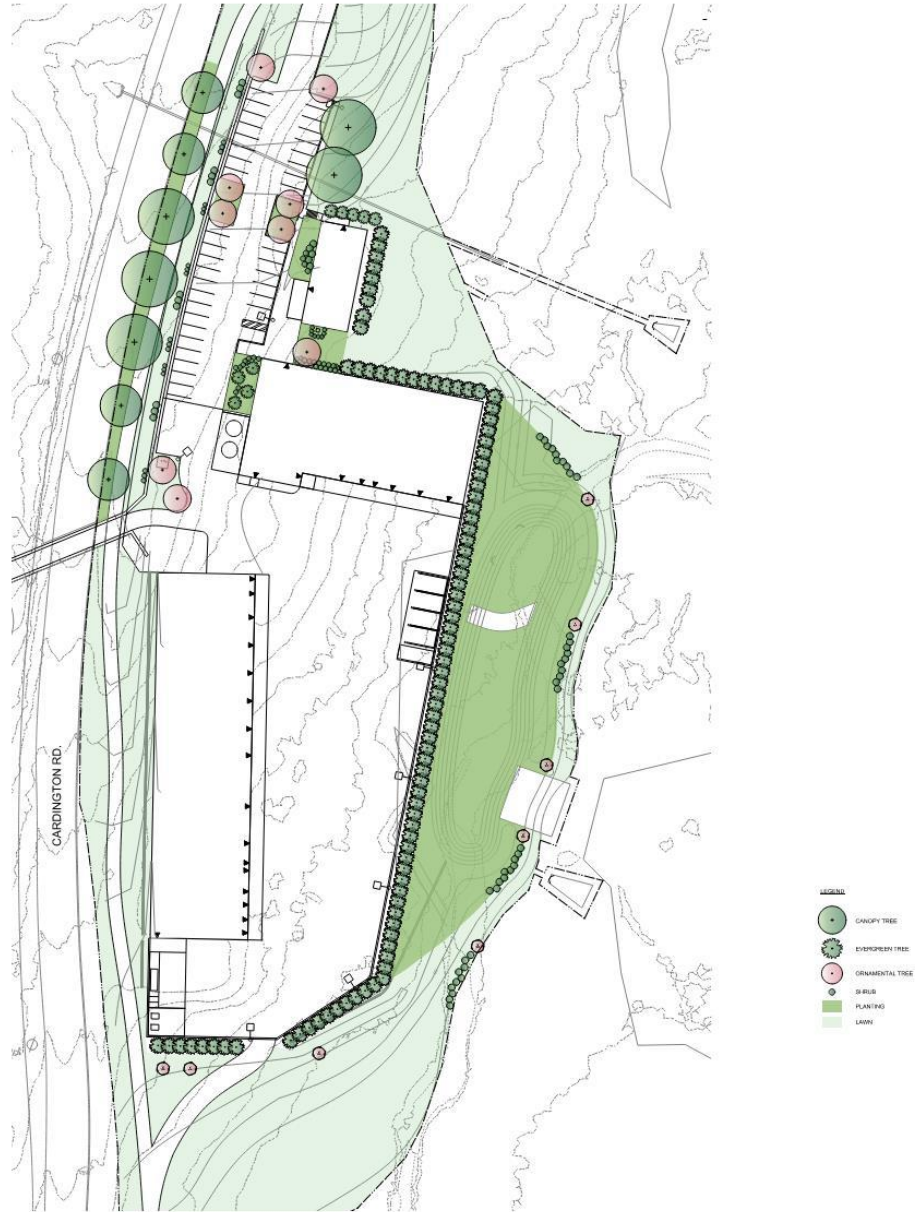
Maintenance – Stormwater Plan



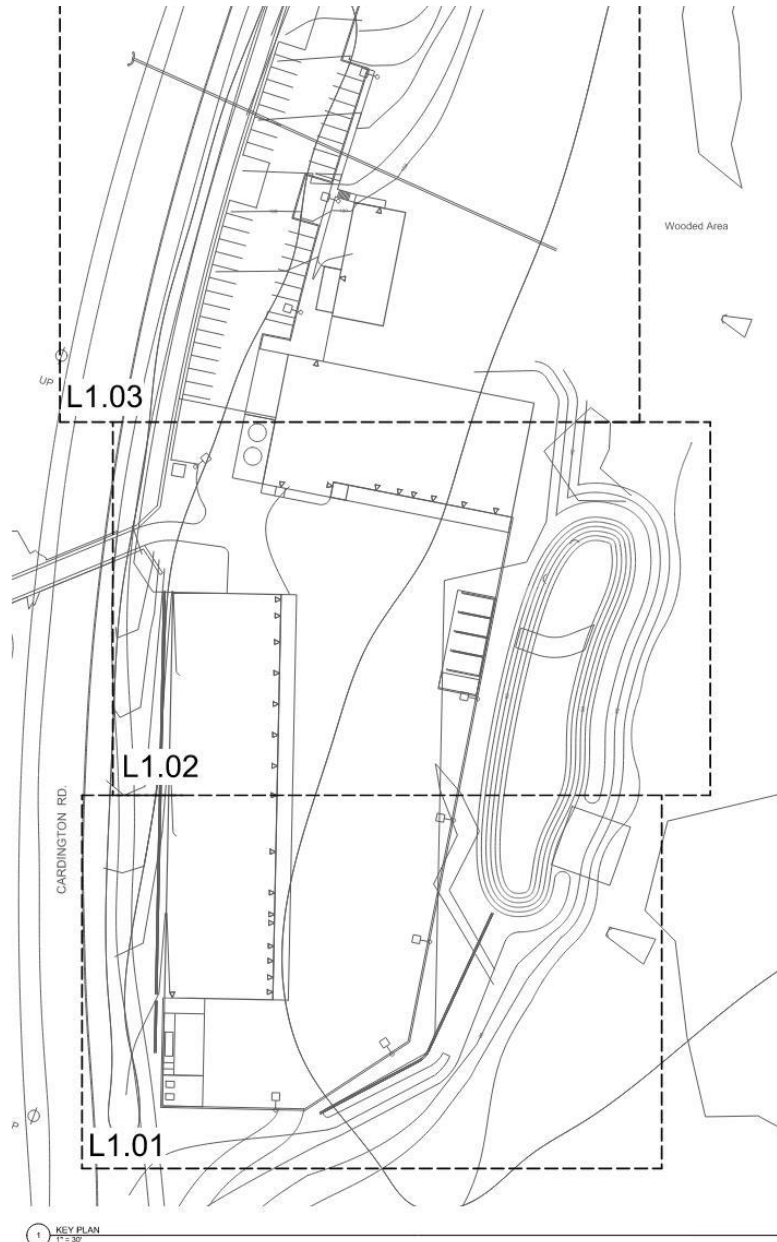
0 50' 100' 200'
SCALE: 1" = 100'-0"

KSE KSE ENGINEERS, P.C.
ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
630 WALNUT STREET SUITE 400
PHILADELPHIA, PENNSYLVANIA 19106
PHONE: 215.925.0425 • FAX: 215.925.0430

Maintenance- Illustrative Landscaping Plan



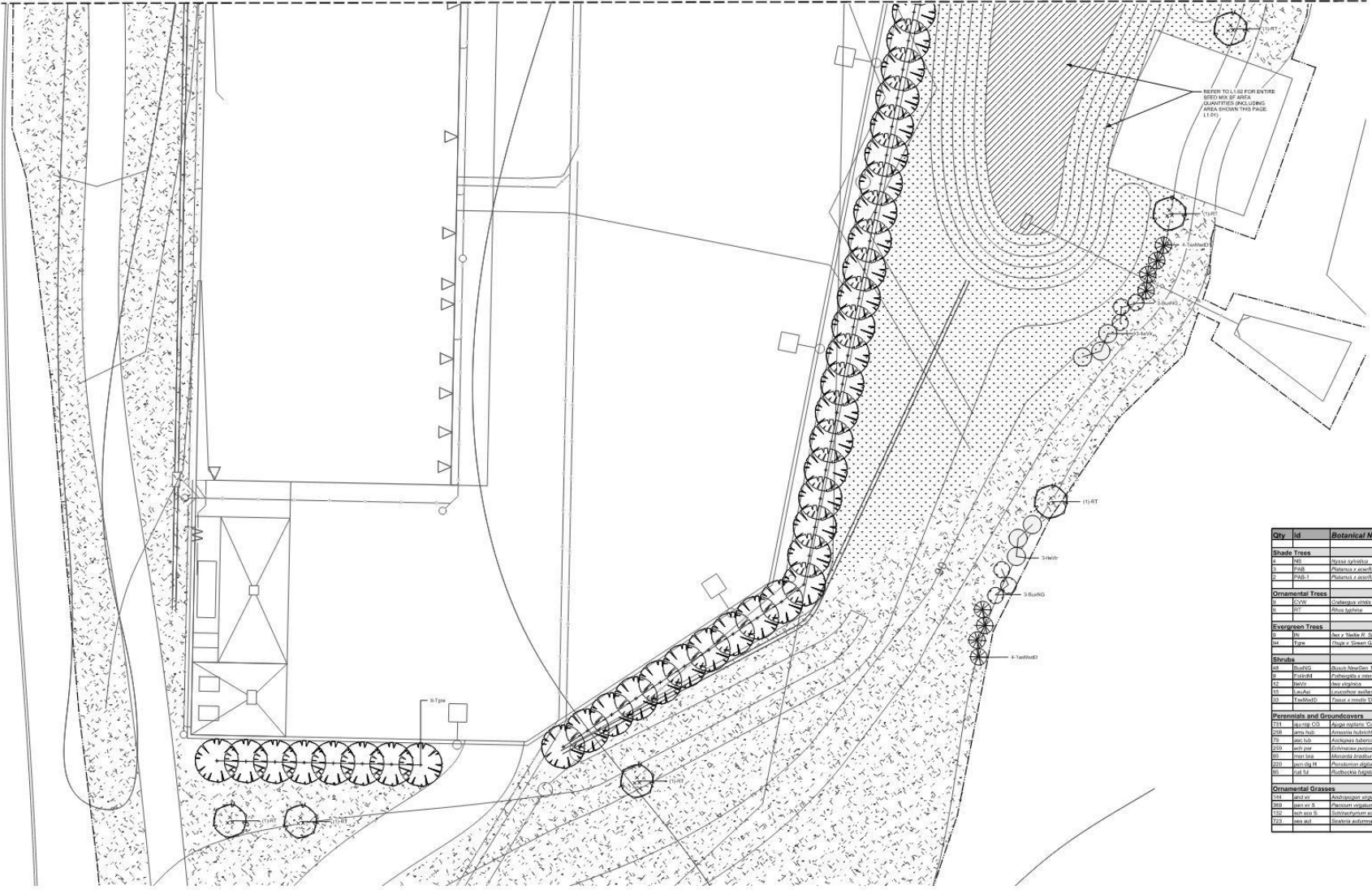
Maintenance – Detailed Landscaping Summary



Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Shade Trees						
4	115	<i>Quercus prinus</i>	Blackoak	12' - 18' cal	As Shown	Specimen Quality, BMS
5	116	<i>Pinus strobus</i>	Scotch Pine	12' - 18' cal	As Shown	Specimen Quality, BMS
5	117	<i>Pinus strobus</i>	Scotch Pine	12' - 18' cal	As Shown	Specimen Quality, BMS
Ornamental Trees						
5	118	<i>Quercus prinus</i>	Blackoak	12' - 18' cal	As Shown	Specimen Quality, BMS, Single Stem
5	119	<i>Pinus strobus</i>	Scotch Pine	12' - 18' cal	As Shown	Specimen Quality, BMS, Multiple
Evergreen Trees						
5	120	<i>Thuja occidentalis</i>	Green Giant Arborvitae	12' - 18' cal	As Shown	Specimen Quality, BMS
5	121	<i>Thuja occidentalis</i>	Green Giant Arborvitae	12' - 18' cal	As Shown	Specimen Quality, BMS
Shrubs						
10	122	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
10	123	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
10	124	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
10	125	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
10	126	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
10	127	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
10	128	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
10	129	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
10	130	<i>Hydrangea paniculata</i>	Hydrangea	6' - 8' cal	As Shown	
Perennials and Groundcovers						
10	131	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	132	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	133	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	134	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	135	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	136	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	137	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	138	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	139	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
10	140	<i>Hosta plantaginea</i>	Hosta	12" - 18" cal	As Shown	
Ornamental Grasses						
10	141	<i>Panicum virgatum</i>	Switchgrass	12" - 18" cal	As Shown	
10	142	<i>Panicum virgatum</i>	Switchgrass	12" - 18" cal	As Shown	
10	143	<i>Panicum virgatum</i>	Switchgrass	12" - 18" cal	As Shown	
10	144	<i>Panicum virgatum</i>	Switchgrass	12" - 18" cal	As Shown	
10	145	<i>Panicum virgatum</i>	Switchgrass	12" - 18" cal	As Shown	

Maintenance – Detailed Landscaping Partial Plan

MATCHLINE L1.02



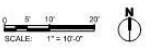
Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Shade Trees						
1	101	<i>Azalea japonica</i>	Shade Tree	12' - 15' cal.	As Shown	Specimen Quality, ESB
1	102	<i>Prunus x vanvolkenburghii</i>	Shade Tree	12' - 15' cal.	As Shown	Specimen Quality, ESB
1	103	<i>Prunus x vanvolkenburghii</i>	Shade Tree	12' - 15' cal.	As Shown	Specimen Quality, ESB
Ornamental Trees						
1	104	<i>Chaetochloa whitei</i>	Winter King Tree	12' - 15' cal.	As Shown	Specimen Quality, ESB, Stake Stam
1	105	<i>Chaetochloa whitei</i>	Winter King Tree	12' - 15' cal.	As Shown	Specimen Quality, ESB, Stake Stam
Evergreen Trees						
1	106	<i>Thuja x 'Savoy'</i>	Blue Star Arborvitae	12' - 15' cal.	As Shown	Specimen Quality, ESB
1	107	<i>Thuja x 'Savoy'</i>	Blue Star Arborvitae	12' - 15' cal.	As Shown	Specimen Quality, ESB
Shrubs						
1	108	<i>Hydrangea</i>	Shrub	4' - 6' cal.	As Shown	
1	109	<i>Hydrangea</i>	Shrub	4' - 6' cal.	As Shown	
Perennials and Groundcovers						
1	110	<i>Hosta</i>	Hosta	12" x 18"	As Shown	
1	111	<i>Hosta</i>	Hosta	12" x 18"	As Shown	
Ornamental Grasses						
1	112	<i>Panicum</i>	Ornamental Grass	12" x 18"	As Shown	
1	113	<i>Panicum</i>	Ornamental Grass	12" x 18"	As Shown	

LEGEND

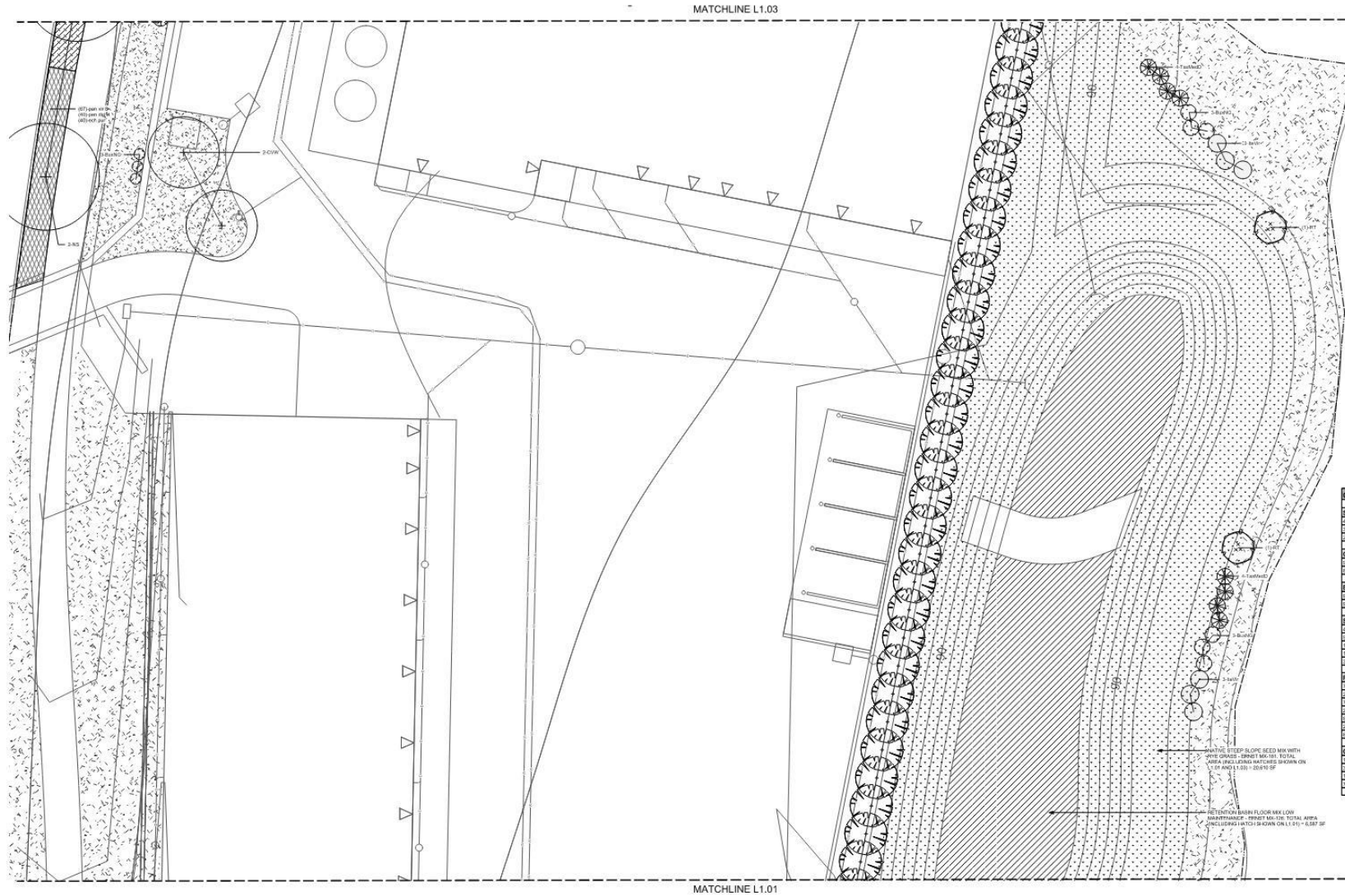
- NATIVE STEEP SLOPE SEED MIX WITH RYE GRASS - ERMET M1.151
- BIORRETENTION BASIN FLOOR SEED MIX, LOW MAINTENANCE - ERMET M1.152
- LAWN SEED
- LIMIT OF DISTURBANCE

GENERAL NOTES

1. ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING SHALL RECEIVE LAWN SEED.
2. AREAS TO RECEIVE LAWN SEED SHALL RECEIVE A MIN. 4" OF PLANTING SOIL.
3. AREAS TO RECEIVE NATIVE STEEP SLOPE SEED MIX SHALL RECEIVE MIN. 8" OF PLANTING SOIL.
4. AREAS TO RECEIVE BIORRETENTION SEED MIX SHALL RECEIVE MIN. 12" OF PLANTING SOIL.
5. TREES SHALL RECEIVE MIN. 3" OF PLANTING SOIL TOPPED WITH 2" HARDWOOD BARK MULCH.
6. REFER TO CIVIL DRAWINGS FOR DEPTH OF BIORRETENTION PLANTING SOIL.
7. PLANT BEDS SHALL RECEIVE 2" HARDWOOD BARK MULCH.
8. REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL MATTING.
9. SEE SPECIFICATIONS FOR SPREAD SEED MIX ESTABLISHMENT REQUIREMENTS AND SEED MIX APPLICATION NOTES.



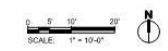
Maintenance – Detailed Landscaping Partial Plan



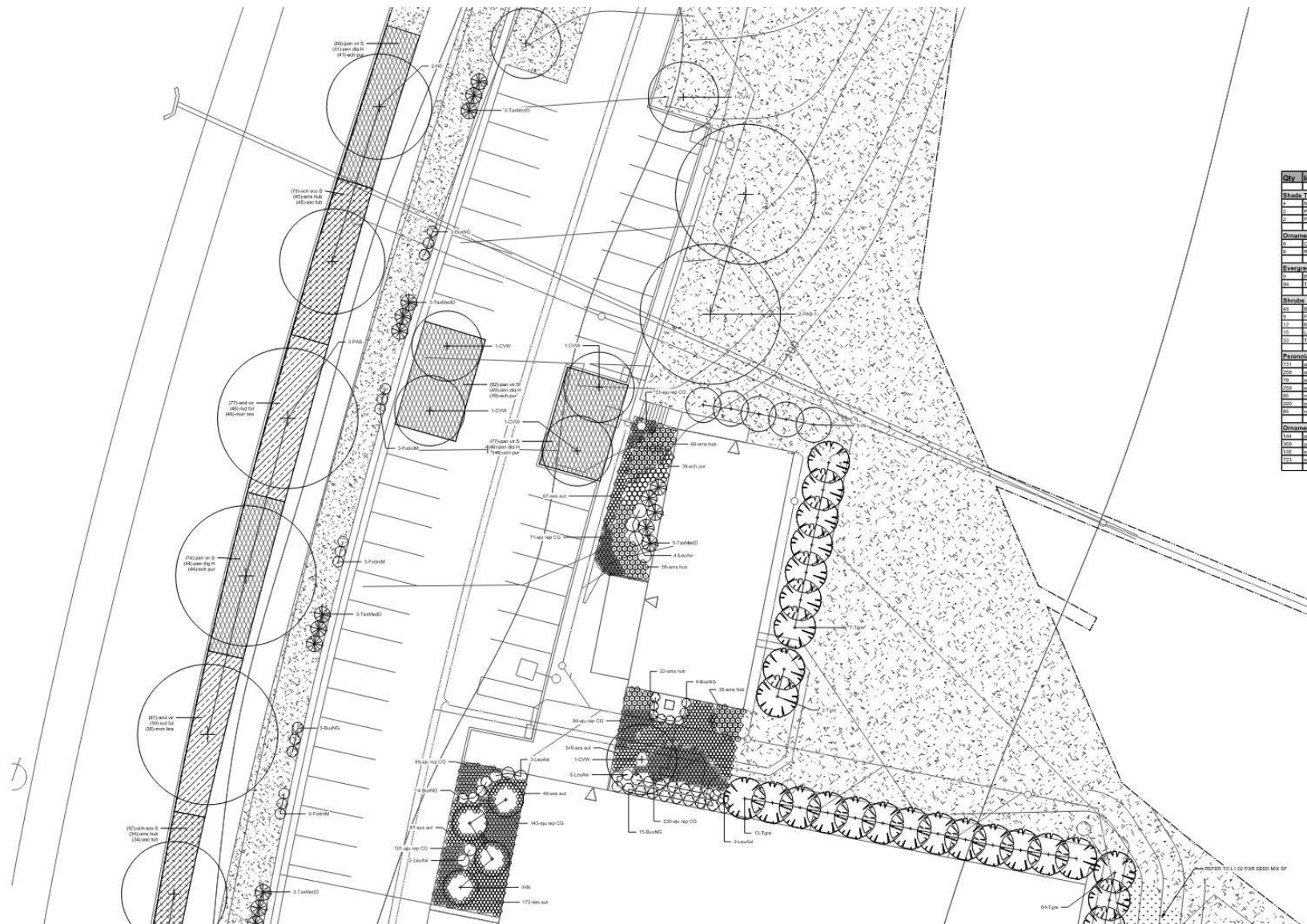
Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Shade Trees						
1	TS1	<i>Platanus occidentalis</i>	Star Magnolia	7'-8 1/2" cal.	As Shown	Specimen Quality, B&S
2	TS2	<i>Platanus occidentalis</i> (Shooped)	Shooped London Plane Tree	7'-8 1/2" cal.	As Shown	Specimen Quality, B&S
2	TS3-1	<i>Platanus occidentalis</i> (Shooped)	Shooped London Plane Tree	4 1/2" - 5" cal.	As Shown	Specimen Quality, B&S
Ornamental Trees						
1	OT1	<i>Castanopsis vespa</i> (Winter King)	Winter King Hawthorn	2 1/2" - 3" cal.	As Shown	Specimen Quality, B&S, Single Stem
1	OT2	<i>Quercus bicolor</i>	Scarlet Oak	4" - 6" H.	As Shown	Specimen Quality, B&S, Single Stem
Evergreen Trees						
1	ET1	<i>Thuja x 'Savoy'</i> (Savoy)	White B. Blueberry Holly	10' - 12' H.	As Shown	Specimen Quality, B&S
1	ET2	<i>Thuja x 'Green Giant'</i>	Green Giant Arborvitae	10' - 12' H.	As Shown	Specimen Quality, B&S
Shrubs						
10	SR1	<i>Buxus sempervirens</i> (Proctor)	Boxwood (Proctor)	18"	As Shown	
1	SR2	<i>Campanula medium</i> (Mount Airy)	Mount Airy Campanula	18"	As Shown	
1	SR3	<i>Thuja occidentalis</i>	Green Sycamore	18"	As Shown	
10	SR4	<i>Leucophaea axillaris</i>	Caroline Dogwood	18"	As Shown	
10	SR5	<i>Thuja x 'Savoy'</i> (Savoy)	White B. Blueberry Holly	18"	As Shown	
Perennials and Groundcovers						
120	PG1	<i>Lythrum hyssarifolium</i> (Savoy)	Carolinian Lythrum	18"	12" x 6"	
120	PG2	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
120	PG3	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
120	PG4	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
120	PG5	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
120	PG6	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
120	PG7	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
120	PG8	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
120	PG9	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
120	PG10	<i>Lythrum hyssarifolium</i>	Carolinian Lythrum	18"	12" x 6"	
Ornamental Grasses						
120	OG1	<i>Andropogon scoparius</i>	Andropogon	18"	24" x 6"	
120	OG2	<i>Andropogon scoparius</i>	Andropogon	18"	24" x 6"	
120	OG3	<i>Andropogon scoparius</i>	Andropogon	18"	24" x 6"	
120	OG4	<i>Andropogon scoparius</i>	Andropogon	18"	24" x 6"	
120	OG5	<i>Andropogon scoparius</i>	Andropogon	18"	24" x 6"	



- GENERAL NOTES**
- ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING SHALL RECEIVE LAWN SEED
 - AREAS TO RECEIVE LAWN SEED SHALL RECEIVE A MIN. 4" OF PLANTING SOIL
 - AREAS TO RECEIVE NATIVE STEEP SLOPE SEED MIX SHALL RECEIVE MIN. 4" OF PLANTING SOIL
 - AREAS TO RECEIVE SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS SHALL RECEIVE MIN. 18" OF PLANTING SOIL
 - TREES SHALL RECEIVE MIN. 2' OF PLANTING SOIL, TOPPED WITH 2" HARDWOOD BARK MULCH
 - PLANT BEDS SHALL RECEIVE 2" HARDWOOD BARK MULCH
 - REFER TO CIVIL DRAWINGS FOR DEPTH OF SOILS ON PLANTING SITES
 - REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL MATTERS
 - REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL MATTERS
 - SEE SPECIFICATIONS FOR SEED MIX ESTABLISHMENT REQUIREMENTS AND SEED MIX APPLICATION RATES



Maintenance – Detailed Landscaping Partial Plan



Qty	Int	Botanical Name	Common Name	Size	Spacing	Notes
Shade Trees						
1	SH	<i>Quercus alba</i>	White Oak	12" - 14"	As Shown	Specimen Quality, B&B
2	SH	<i>Thuja x americana</i> 'Woodward'	Woodward London Plane Tree	7' - 8' H - 10"	As Shown	Specimen Quality, B&B
3	SH	<i>Thuja x americana</i> 'Woodward'	Woodward London Plane Tree	4' 1/2" - 6' H	As Shown	Specimen Quality, B&B
Ornamental Trees						
4	OV	<i>Chamaecyparis 'Wicks King'</i>	White King Hinoki	7' 1/2" - 9' H	As Shown	Specimen Quality, B&B, Draft Stam
5	OV	<i>Thuja occidentalis</i>	Greening Thuja	6' - 8' H	As Shown	Specimen Quality, B&B, Multistem
Evergreen Trees						
6	EV	<i>Thuja x Nana B. Stevens</i>	Nana B. Stevens Holly	10' - 12' H	As Shown	Specimen Quality, B&B
7	EV	<i>Thuja x Nana B. Stevens</i>	Nana B. Stevens Holly	10' - 12' H	As Shown	Specimen Quality, B&B
Shrubs						
8	SH	<i>Buxus arborescens</i>	Buxus arborescens	6"	As Shown	
9	SH	<i>Philadelphus 'Innocent Rex'</i>	Innocent Rex Philadelphus	6"	As Shown	
10	SH	<i>Philadelphus 'Innocent Rex'</i>	Innocent Rex Philadelphus	6"	As Shown	
11	SH	<i>Philadelphus 'Innocent Rex'</i>	Innocent Rex Philadelphus	6"	As Shown	
12	SH	<i>Philadelphus 'Innocent Rex'</i>	Innocent Rex Philadelphus	6"	As Shown	
13	SH	<i>Philadelphus 'Innocent Rex'</i>	Innocent Rex Philadelphus	6"	As Shown	
14	SH	<i>Philadelphus 'Innocent Rex'</i>	Innocent Rex Philadelphus	6"	As Shown	
Perennials and Groundcovers						
15	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
16	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
17	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
18	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
19	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
20	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
21	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
22	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
23	GC	<i>Asplenium 'Vandy's Gem'</i>	Vandy's Gem Asplenium	12" x 12"	As Shown	
Ornamental Grasses						
24	GR	<i>Andropogon scoparius</i>	Andropogon	6"	As Shown	
25	GR	<i>Andropogon scoparius</i>	Andropogon	6"	As Shown	
26	GR	<i>Andropogon scoparius</i>	Andropogon	6"	As Shown	
27	GR	<i>Andropogon scoparius</i>	Andropogon	6"	As Shown	
28	GR	<i>Andropogon scoparius</i>	Andropogon	6"	As Shown	

LEGEND

- NATIVE STEEP SLOPE SEED MIX WITH RYE GRASS - FINISH MIX 1:1
- SOBORTENTON BASIN FLOOR SEED MIX, LOW MAINTENANCE - FINISH MIX 1:1
- LAWN SEED
- LIMIT OF DISTURBANCE

GENERAL NOTES

- ALL DISTURBED AREAS MUST DEMONSTRATED FOR PLANTING SHALL RECEIVE LAWN SEED
- AREAS TO RECEIVE LAWN SEED SHALL RECEIVE A MIN. 4" OF PLANTING SOIL
- AREAS TO RECEIVE STEEP SLOPE SEED MIX SHALL RECEIVE MIN. 4" OF PLANTING SOIL
- AREAS TO RECEIVE SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS SHALL RECEIVE MIN. 10" OF PLANTING SOIL
- AREAS TO RECEIVE TREES SHALL RECEIVE MIN. 12" OF PLANTING SOIL, TOPPED WITH 4" HARDWOOD BANK MULCH
- REFER TO CIVIL DRAWINGS FOR DEPTH OF SUBSTENTION PLANTING SOIL
- PLANT SEED SHALL RECEIVE 2" HARDWOOD BANK MULCH
- REFER TO CIVIL DRAWINGS FOR PROVISION & SEEDING CONTROL MATTING
- REFER TO CIVIL DRAWINGS FOR PROVISION & SEEDING CONTROL MATTING
- SEE SPECIFICATIONS FOR SEED MIX B&B REQUIREMENTS AND SEED MIX APPLICATION RATES



Maintenance – Planting Selections

CANOPY TREES



Nyssa sylvatica



Platanus x acerifolia 'Bloodgood'

EVERGREEN TREES



Ilex x 'Nellie R. Stevens'



Thuja x plicata 'Green Giant'

ORNAMENTAL TREES



Crataegus viridis 'Winter King'



Rhus typhina

SHRUBS



Buxus NewGen 'Freedom'



Fothergilla x intermedia 'Mount Airy'



Itea virginica



Leucothoe axillaris



Taxus x media 'Densifomis'

GRASSES + PERENNIALS



Amsonia hubrichtii



Asclepias tuberosa



Echinacea purpurea



Geranium macrorrhizum 'Ingwersen's Variety'



Monarda bradburiana



Penstemon digitalis 'Husker Red'



Rudbeckia fulgida var. *fulgida*



Andropogon virginicus



Panicum virgatum 'Shenandoah'



Schizachyrium scoparium 'Standing Ovation'

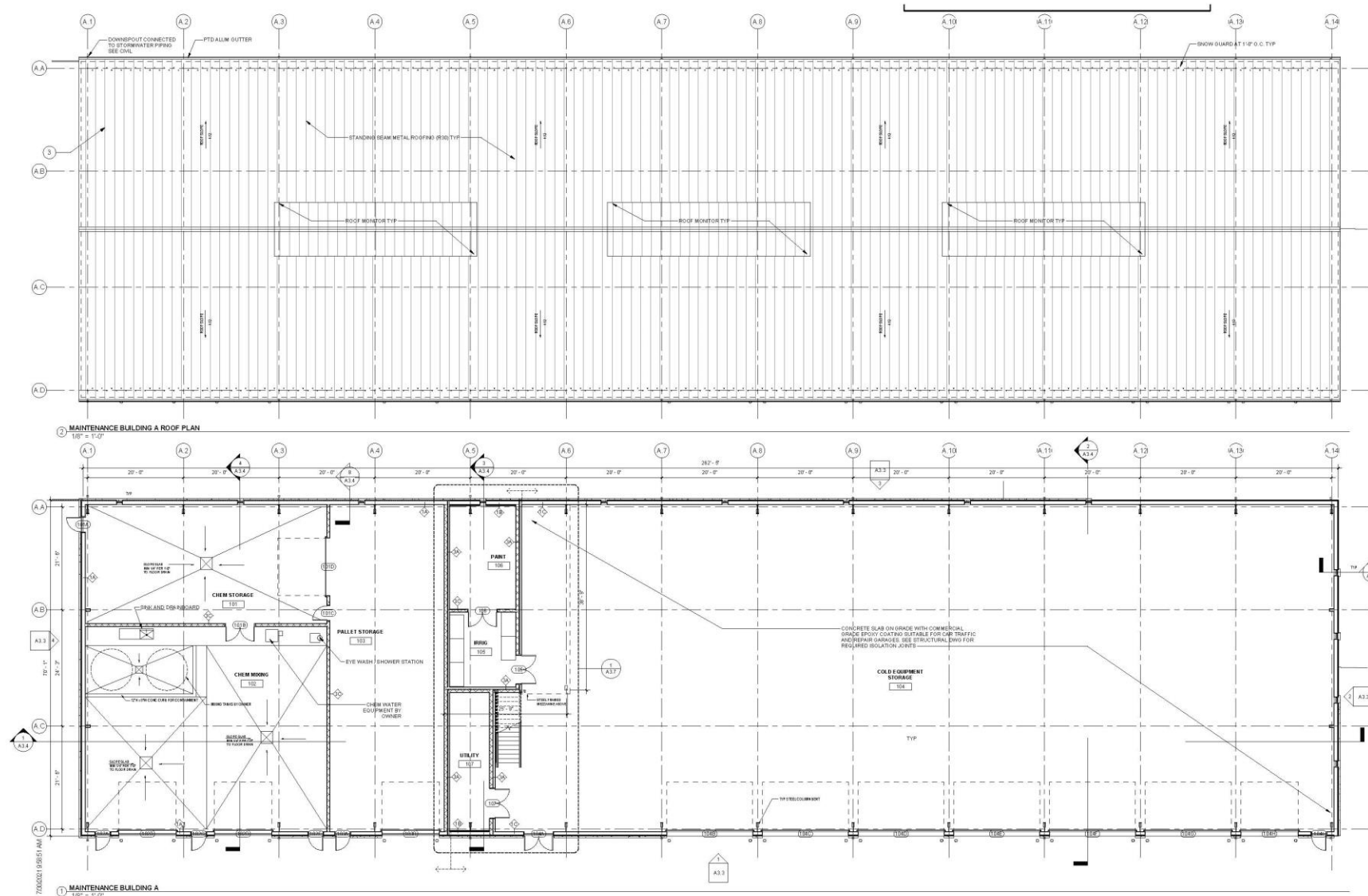


Sesleria autumnalis

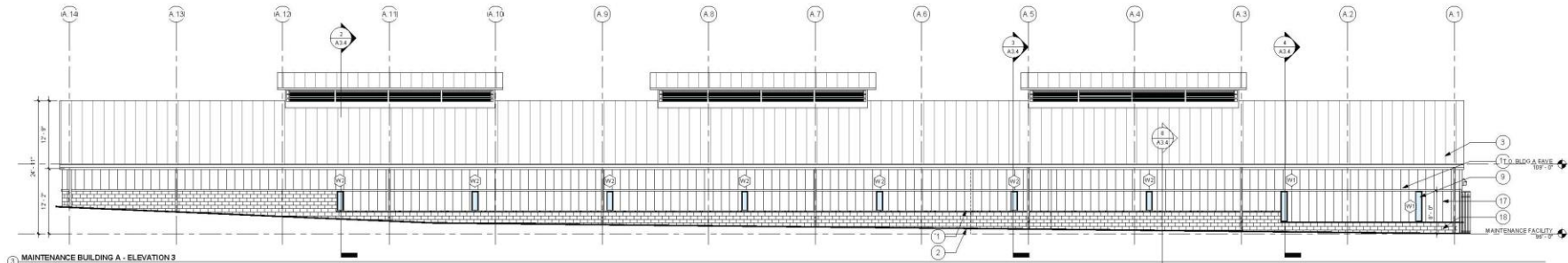
Maintenance Buildings

Phase III

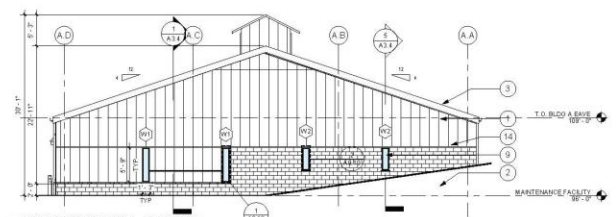
Maintenance Building A Plan



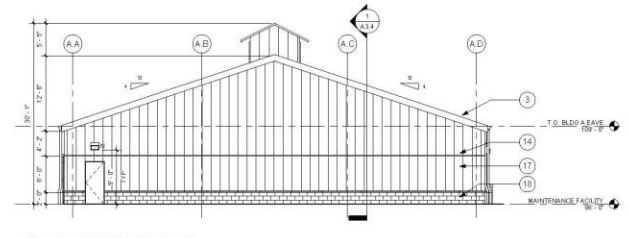
Maintenance Building A Elevations



3 MAINTENANCE BUILDING A - ELEVATION 3
1/8" = 1'-0"

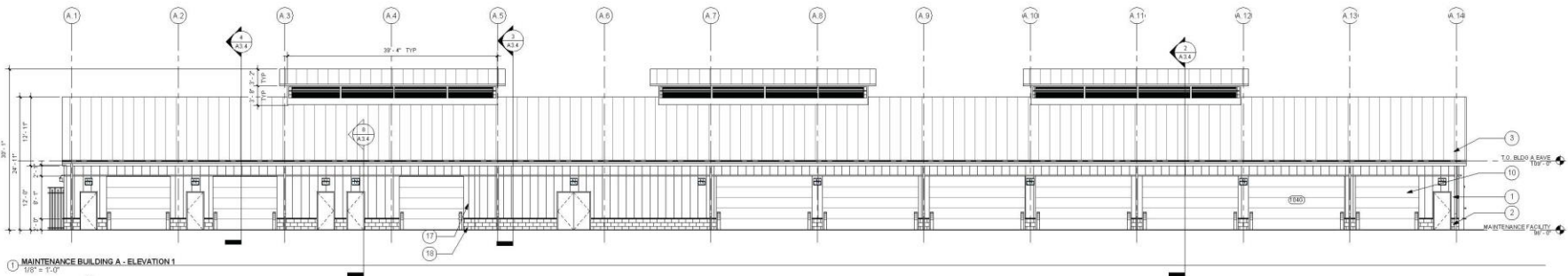


2 MAINTENANCE BUILDING A - ELEVATION 2
1/8" = 1'-0"



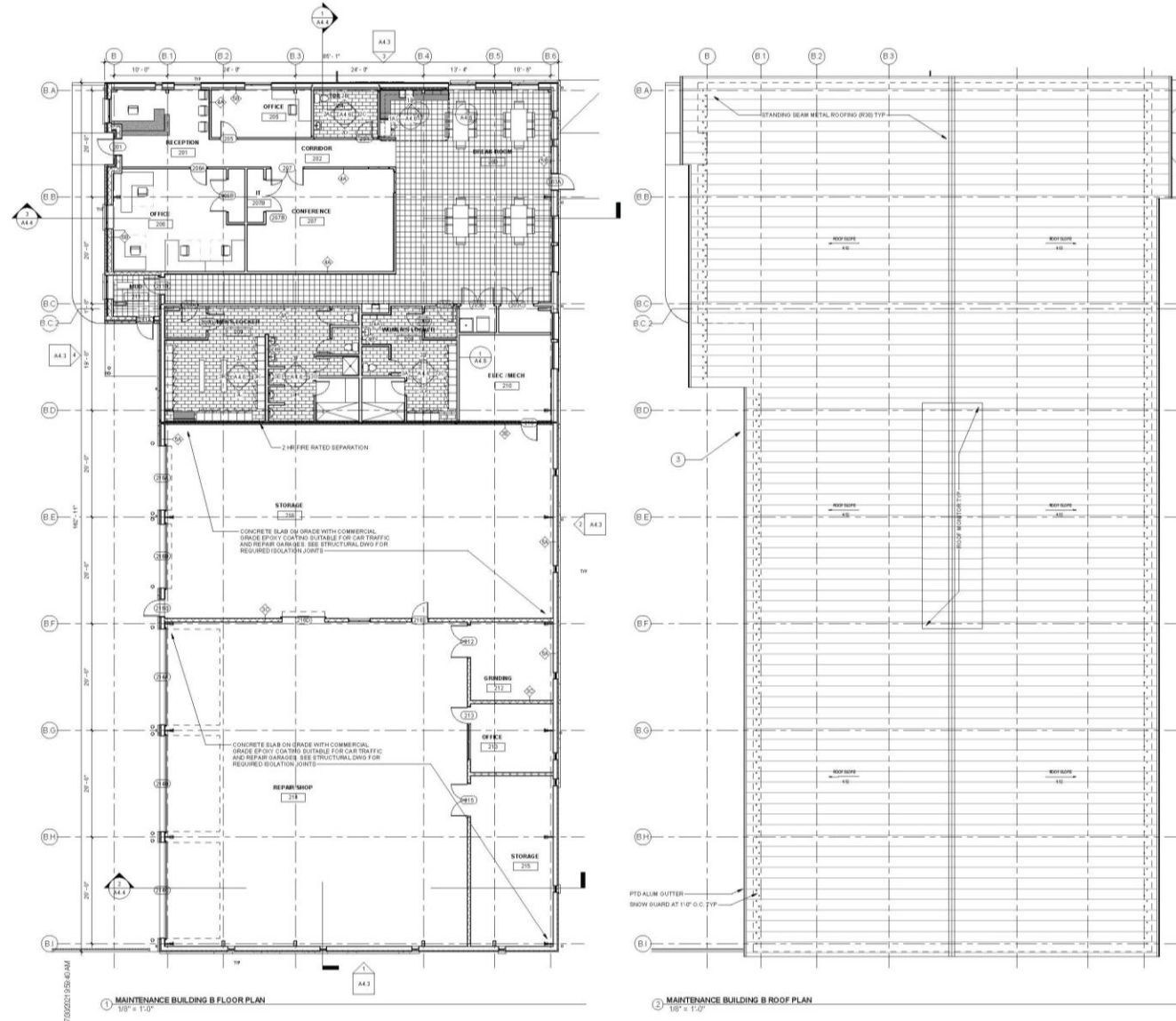
4 MAINTENANCE BUILDING A - ELEVATION 4
1/8" = 1'-0"

ARCHITECTURAL PRICING NOTES	
1	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
2	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
3	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
4	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
5	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
6	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
7	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
8	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
9	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
10	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
11	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
12	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
13	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
14	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
15	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
16	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
17	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
18	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
19	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.
20	CLIMATE CONTROLLED: FIBER OPTIC WITH CLIMATE CONTROL SYSTEMS TO BE INSTALLED IN ALL ROOMS AND AREAS TO BE MAINTAINED.

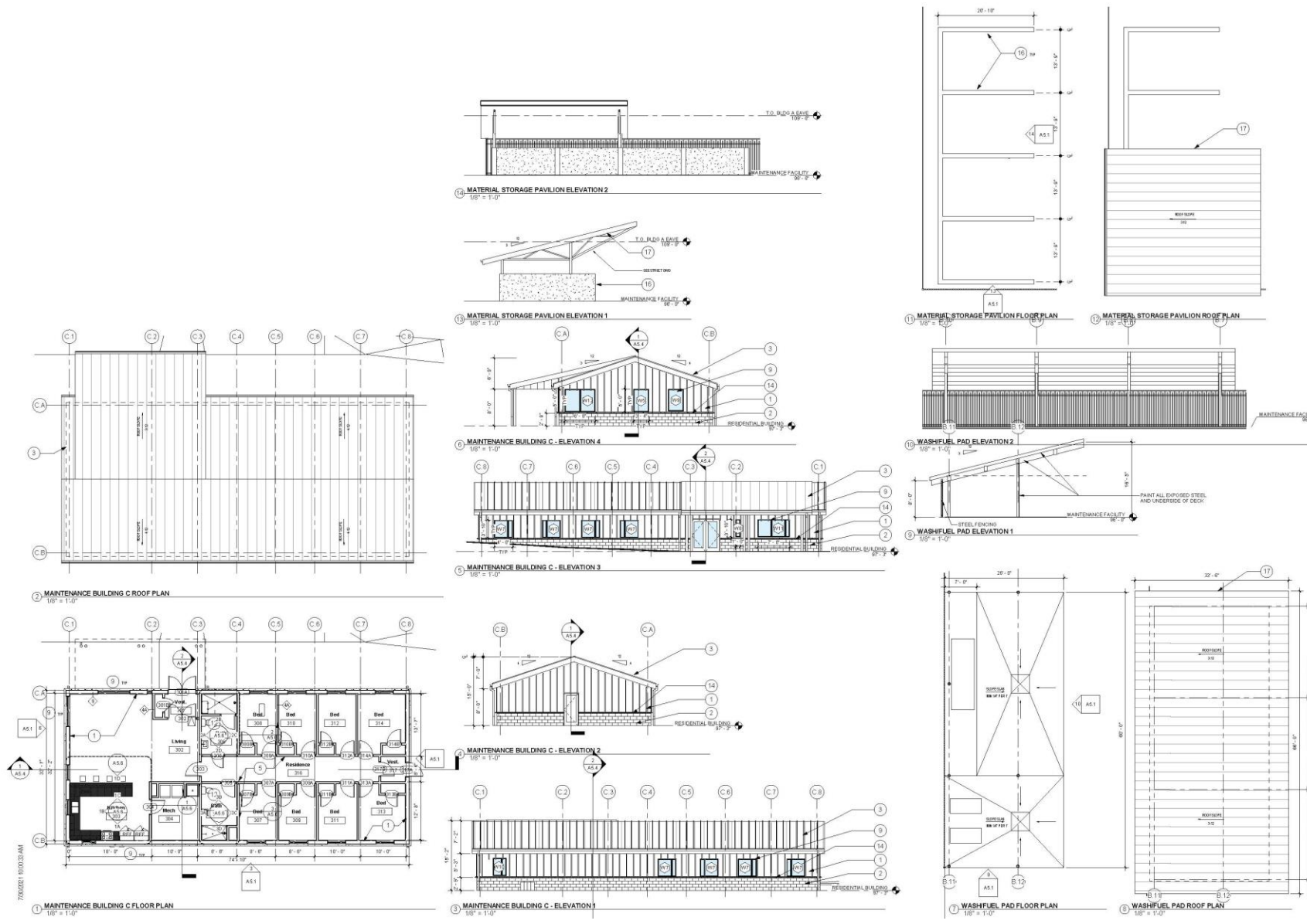


1 MAINTENANCE BUILDING A - ELEVATION 1
1/8" = 1'-0"

Maintenance Building B Plans



Maintenance Building C & Canopies



Maintenance Aerial Perspective



COBBS CREEK GOLF CLUB | A CITY OF PHILADELPHIA DEPARTMENT OF PARKS AND RECREATION FACILITY OPERATED BY THE COBBS CREEK FOUNDATION

Maintenance – Perspective 1



Maintenance – Perspective 2



Maintenance Building A Perspective

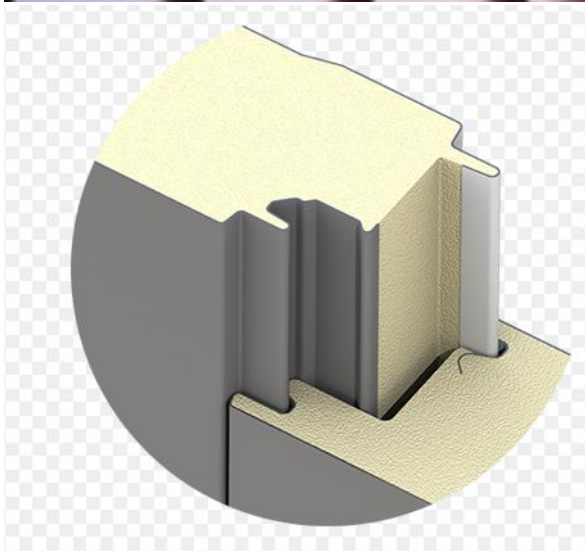
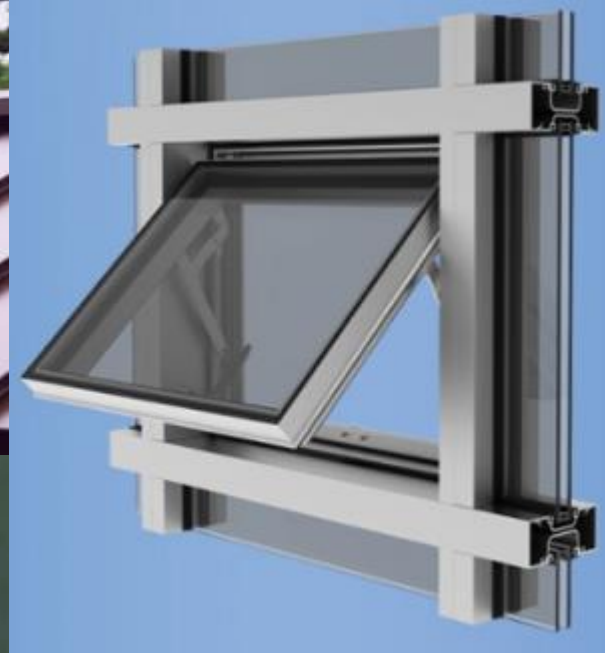


Maintenance – Building B and C Perspective



Maintenance Facility - Finishes

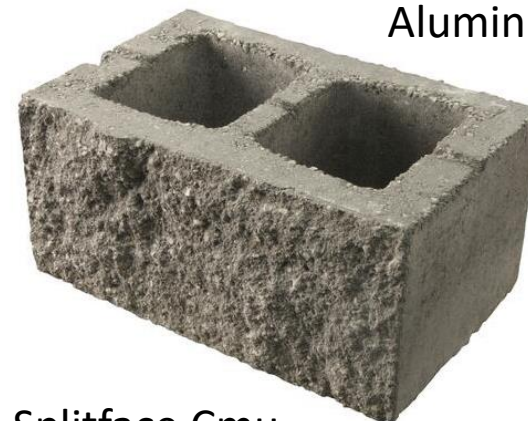
Metal Standing Seam Roofing



Cross-section of typical insulated wall panel



Insulated metal panel colors



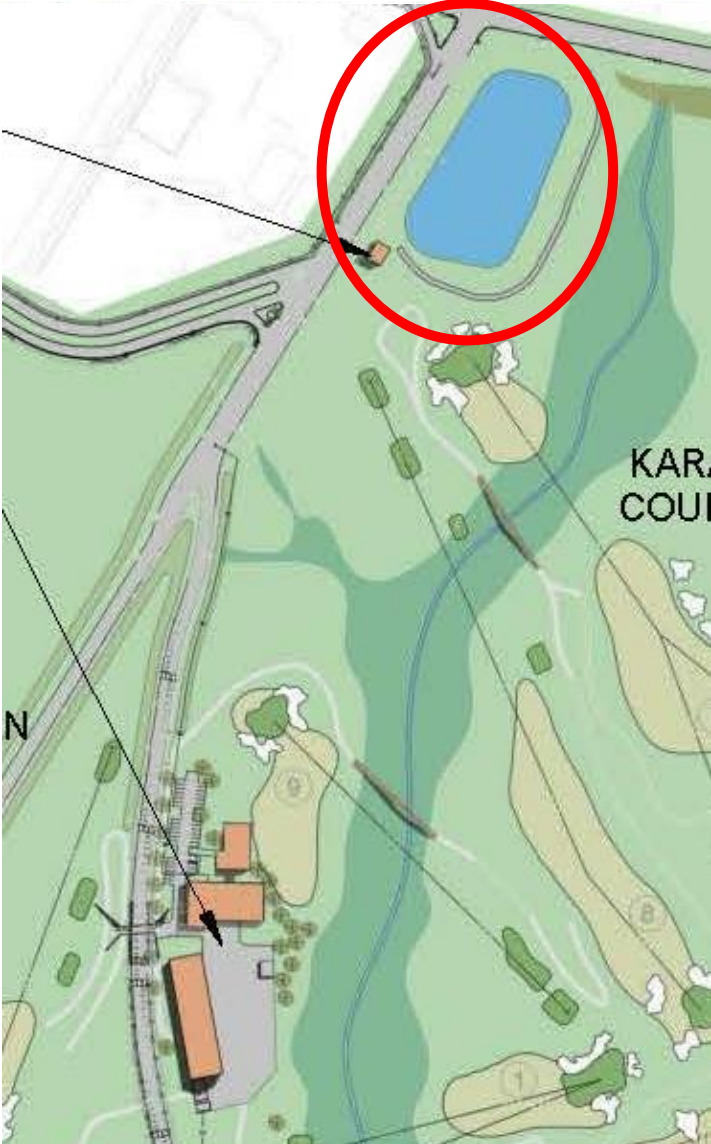
Splitface Cmu

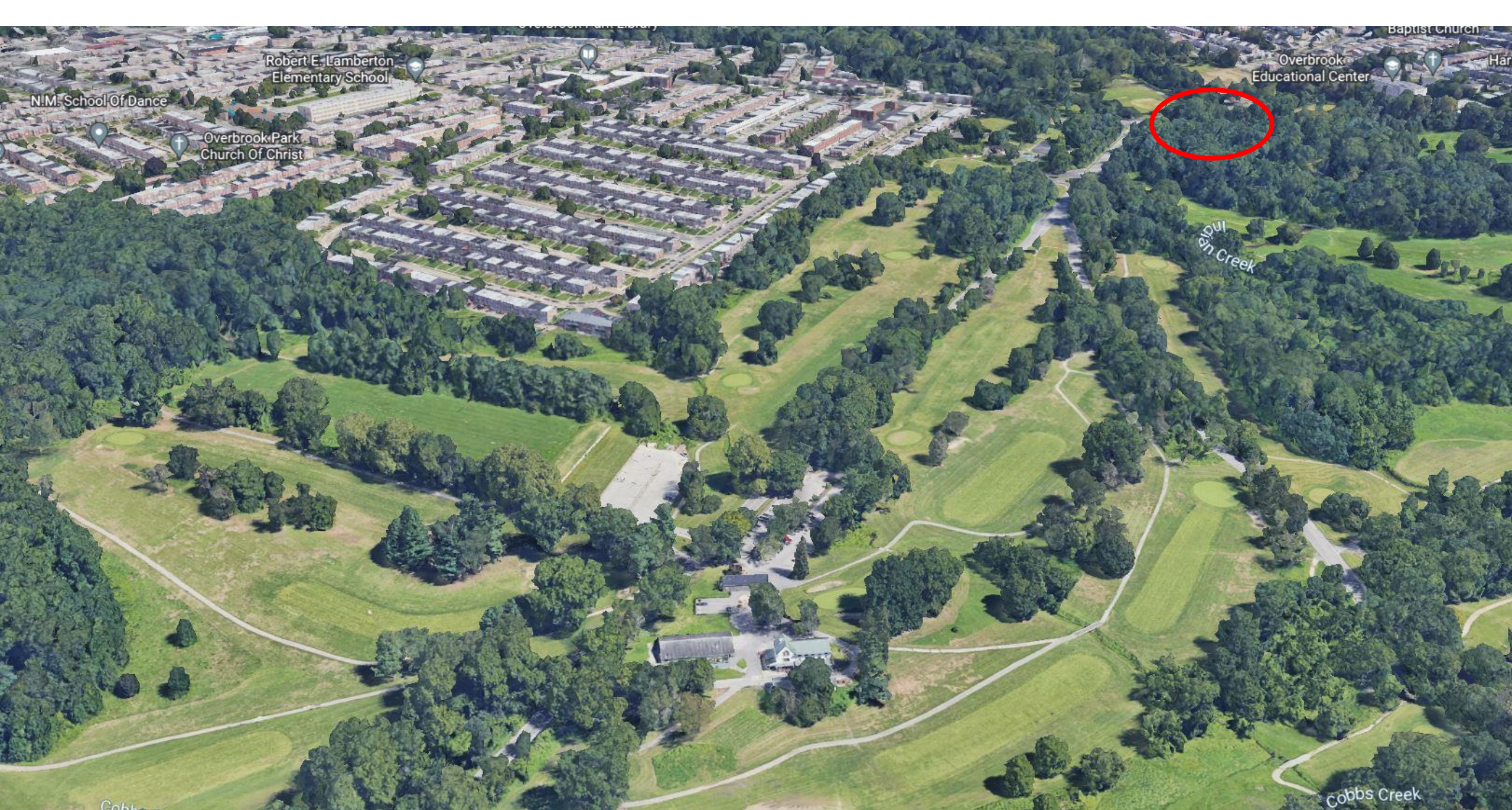
Aluminum Windows

Pump House & Retention Basin

Phase III

Pump House & Basin – Proposed Site





N.M. School Of Dance

Robert E. Lambertson
Elementary School

Overbrook Park
Church Of Christ

Overbrook
Educational Center

Baptist Church

Cobbs
Creek

Cobbs Creek



Future location of
Maintenance Facility
A, B and C

Future location of
Pump House &
Basin

Renovations in
Clubhouse E

Cardington Road





Indian Creek

Rose Playground

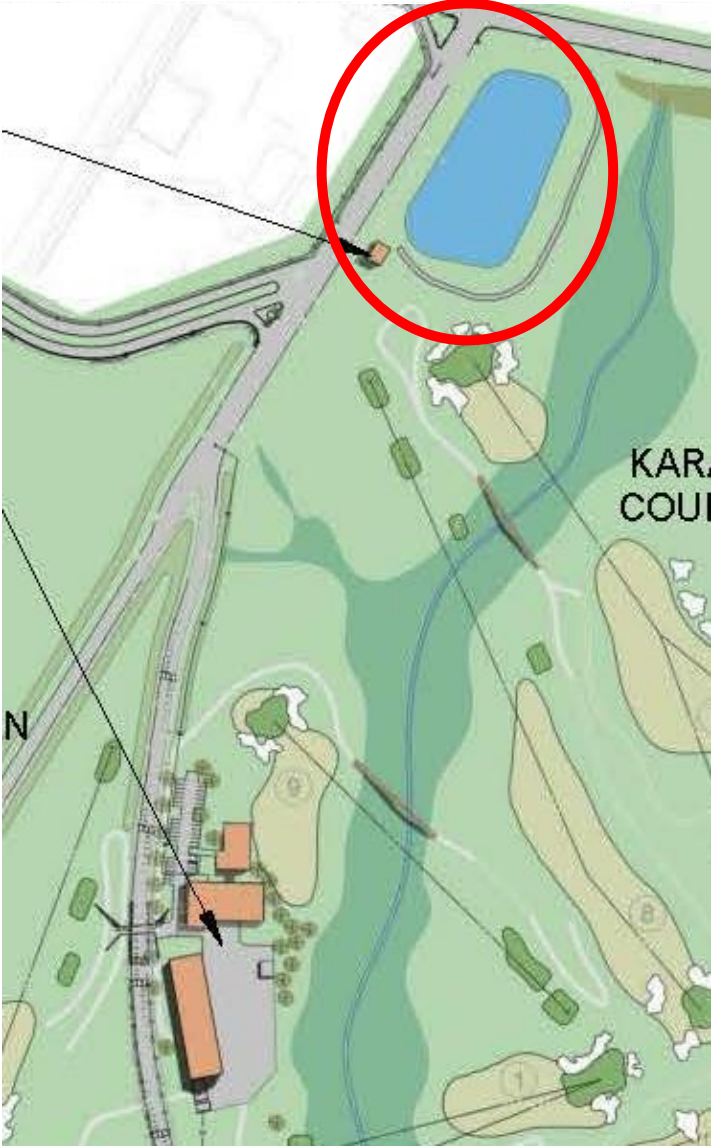
Pump House

Ambulance service

Basin

Indian Creek

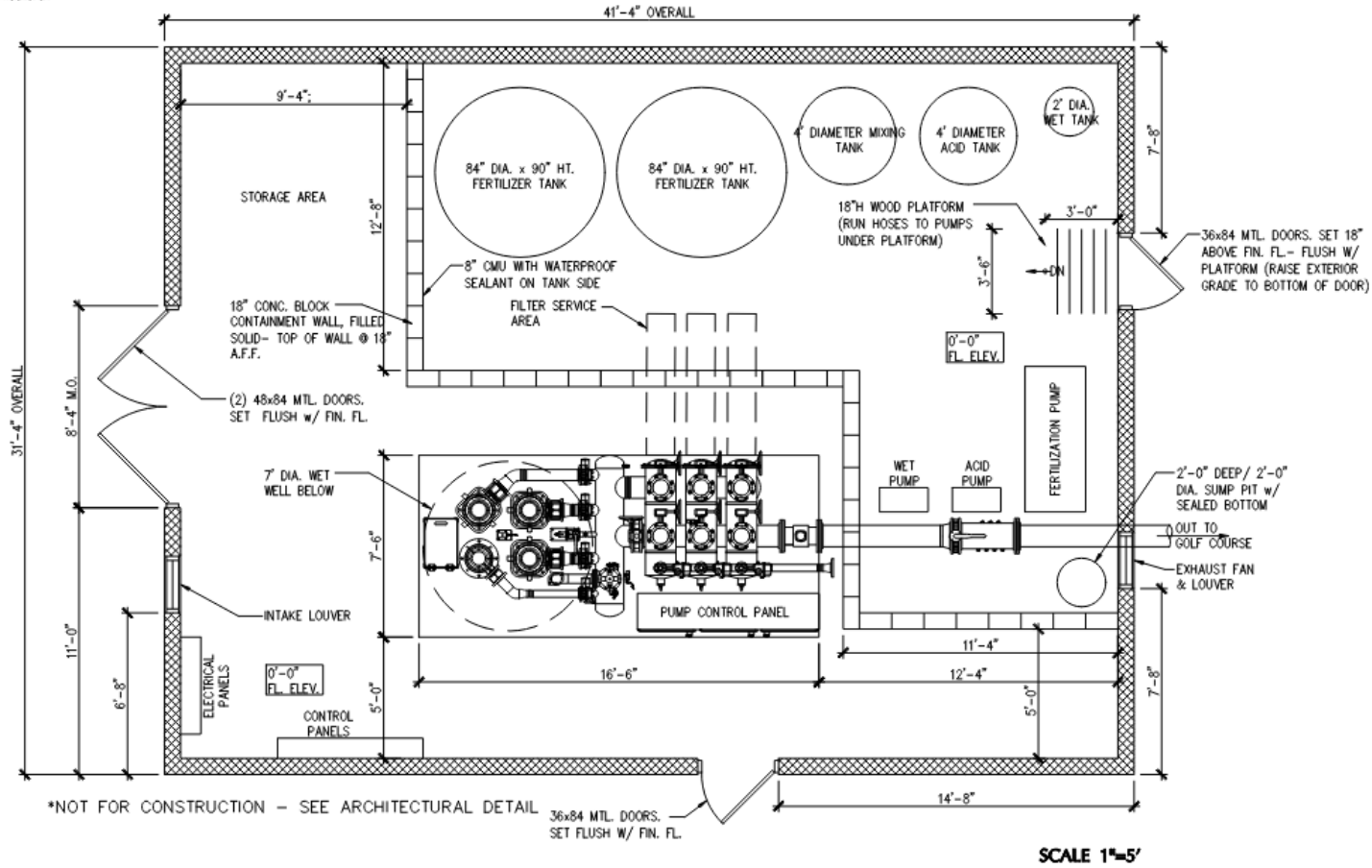
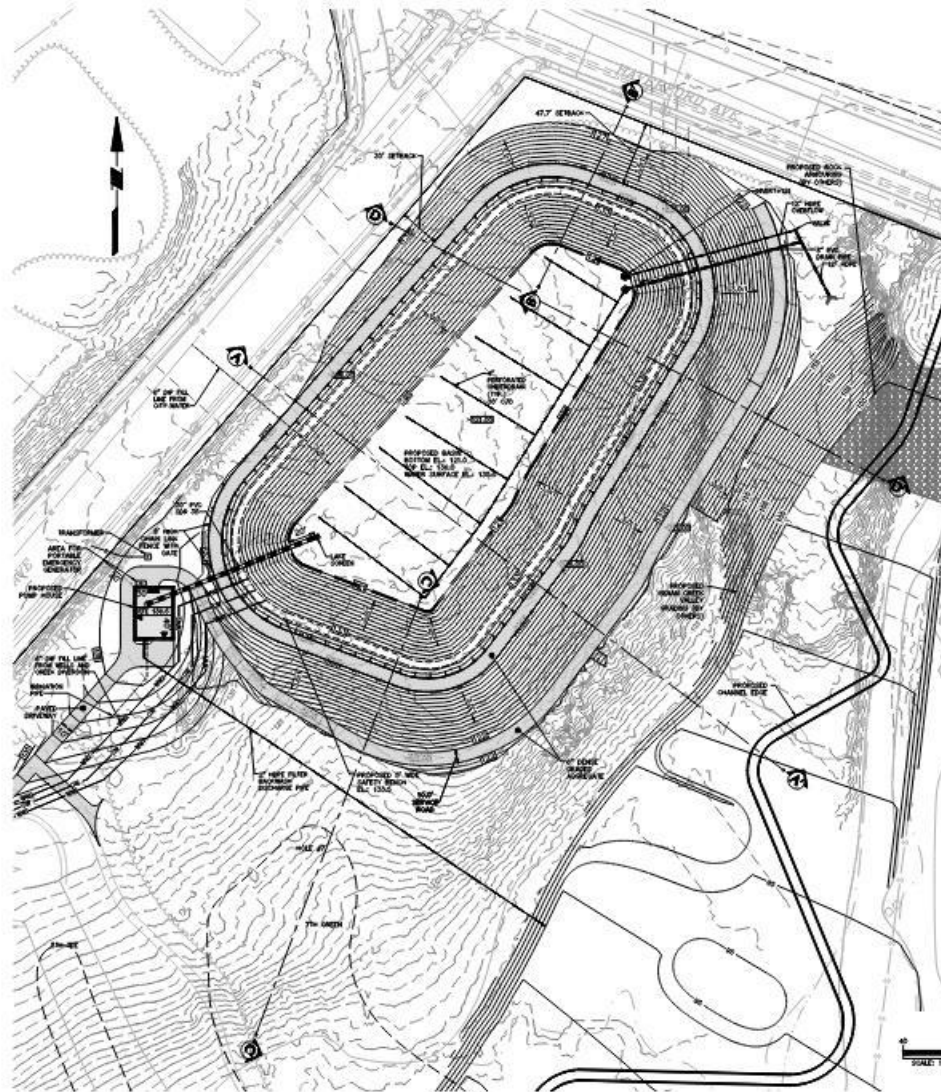
Pump House & Basin – Proposed Site



Pump House & Basin – Proposed Site

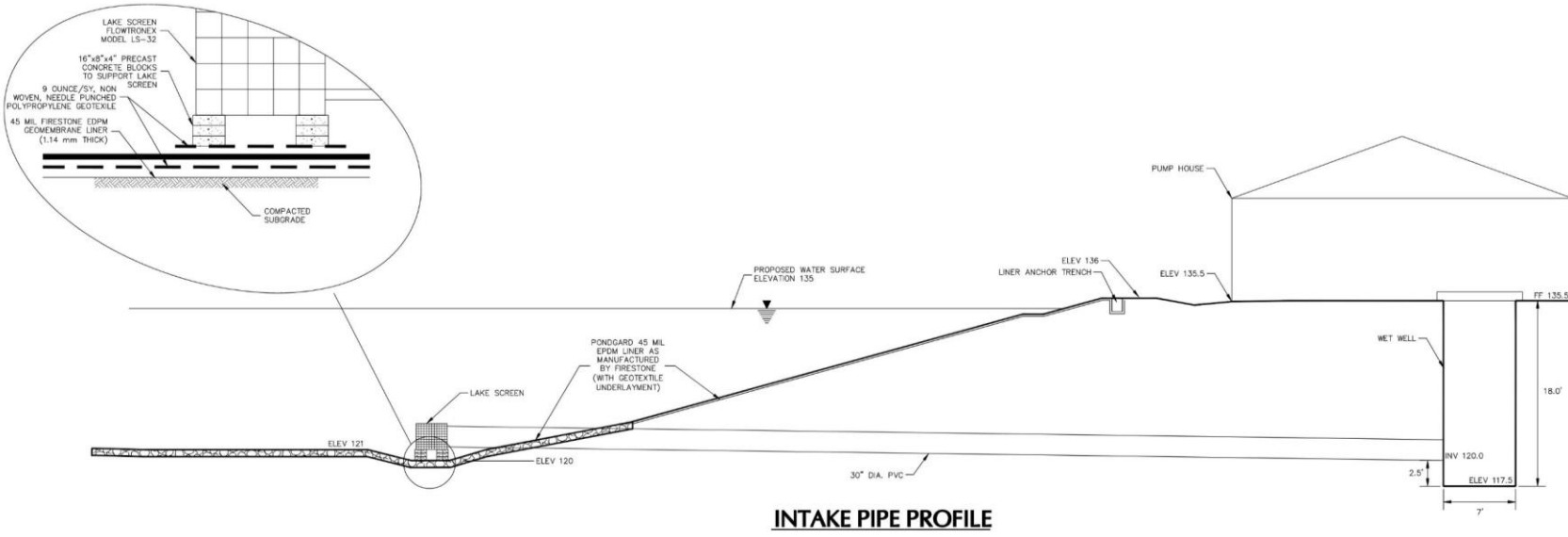
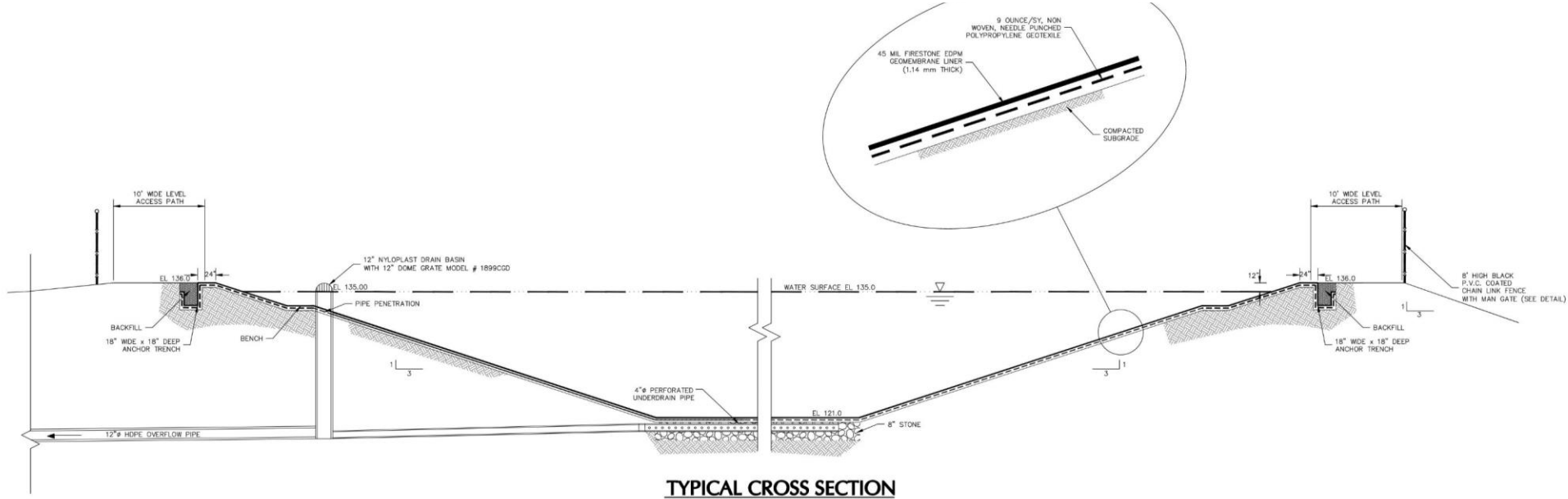


Retention Basin & Pump House



PUMP HOUSE SCHEMATIC LAYOUT

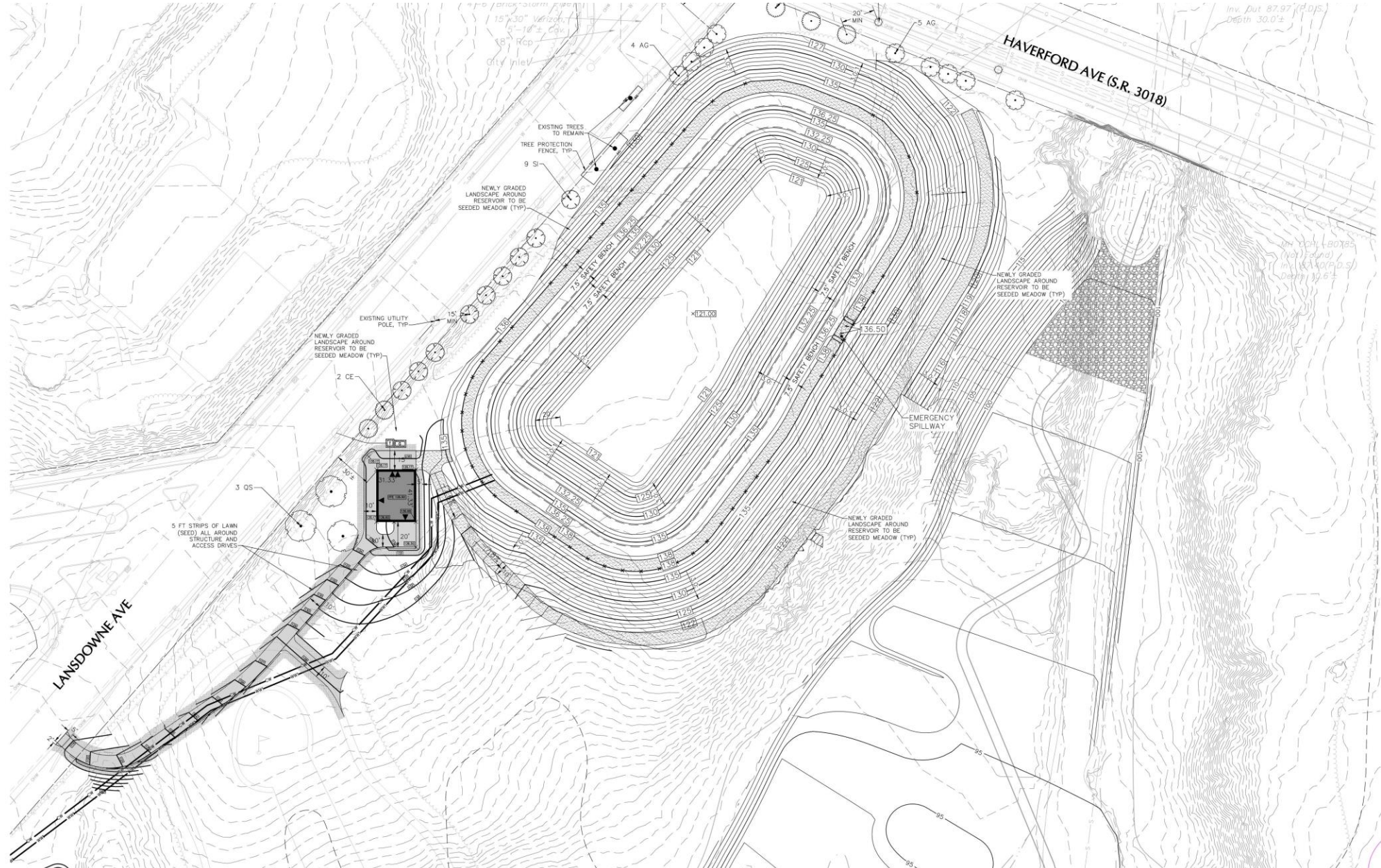
Retention Basin & Pump House – Sections



Retention Basin & Pump House – Illustrative Landscaping Plan



Retention Basin & Pump House – Detailed Landscaping Plan



Retention Basin & Pump House – Plant Schedule

Native Steep Slope Mix w/Annual Ryegrass

Mix Composition

- 51.1% *Sorghastrum nutans*, NY4 Ecotype (Indiangrass, NY4 Ecotype)
- 20.0% *Lolium multiflorum* (Annual Ryegrass)
- 14.0% *Andropogon gerardii*, 'Niagara' (Big Bluestem, 'Niagara')
- 10.0% *Elymus canadensis* (Canada Wildrye)
- 7.0% *Elymus virginicus*, Madison-NY Ecotype (Virginia Wildrye, Madison-NY Ecotype)
- 4.0% *Agrostis perennans*, Albany Pine Bush-NY Ecotype (Autumn Bentgrass, Albany Pine Bush-NY Ecotype)
- 4.0% *Panicum virgatum*, 'Shawnee' (Switchgrass, 'Shawnee')
- 3.0% *Panicum clandestinum*, Tioga (Deertongue, Tioga)
- 1.5% *Echinacea purpurea* (Purple Coneflower)
- 1.3% *Chamaecrista fasciculata*, PA Ecotype (Partridge Pea, PA Ecotype)
- 1.2% *Helianthus helianthoides*, PA Ecotype (Oxeye Sunflower, PA Ecotype)
- 1.0% *Coreopsis lanceolata* (Lanceleaf Coreopsis)
- 1.0% *Rudbeckia hirta* (Blackeyed Susan)
- 0.3% *Monarda fistulosa*, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)
- 0.2% *Asclepias syriaca* (Common Milkweed)
- 0.2% *Solidago rugosa*, PA Ecotype (Wrinkleleaf Goldenrod, PA Ecotype)
- 0.1% *Aster lateriflorus* (Calico Aster)
- 0.1% *Aster pilosus*, PA Ecotype (Heath Aster, PA Ecotype)

MEADOW SEED MIX:

MEADOW SEED MIX:

ERNST SEED MIX ERNMX-181-2 "NATIVE STEEP SLOPE MIX WITH GRAIN RYE" OR APPROVED EQUAL

NOTES:

1. SEED AT A RATE OF 75 LBS./ ACRE

LAWN SEED MIX:

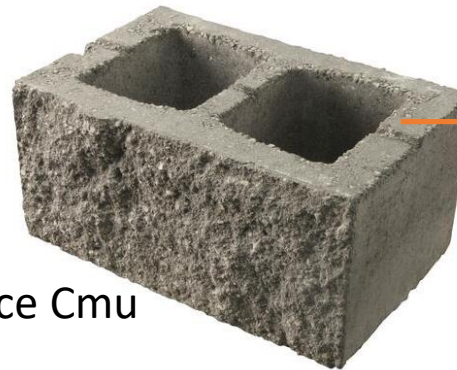
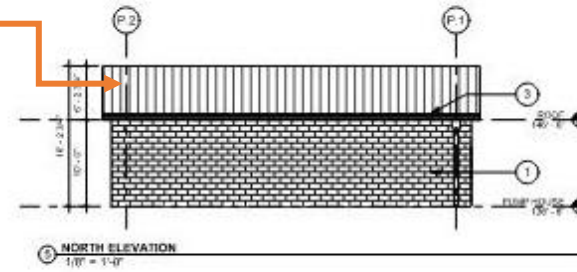
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. THE FOLLOWING SEED MIX SHALL BE SOWN AT THE RATES AS DEPICTED:

RED FESCUE	1 1/2 LBS./1,000 SF
PERENNIAL RYEGRASS	1 LBS./1,000 SF
KENTUCKY BLUEGRASS	1 1/2 LBS./1,000 SF
SPREADING FESCUE	1 LBS./1,000 SF
3. SEEDED LAWN AREAS SHALL BE MULCHED TO PRESERVE SOIL MOISTURE AND PREVENT EROSION DURING THE ESTABLISHMENT PERIOD UNTIL A STAND OF COVER IS ACCEPTED BY THE OWNER. STANDARD MULCH MAY INCLUDE HYDROMULCH, SALT HAY OR SMALL GRAIN STRAW ANCHORED WITH TACKIFIER AS NECESSARY. AREAS PRONE TO EROSION SHALL BE PROTECTED AS NECESSARY WITH BIODEGRADABLE EROSION CONTROL MATERIALS IN ADDITION TO THE STANDARD MULCH. ALL MULCH MATERIALS AND HYDROSEED/MULCH MIX MUST BE REMOVED FROM ANY ADJACENT STRUCTURES, PAVING OR VEHICLES IMMEDIATELY.
4. SEEDING DATES FOR THIS MIXTURE SHALL BE AS FOLLOWS:

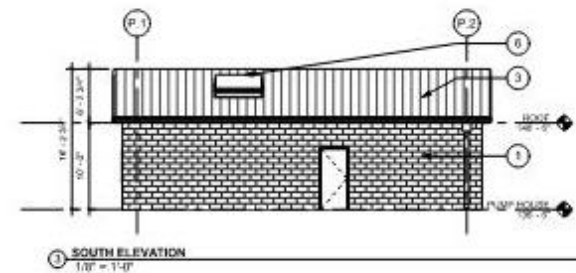
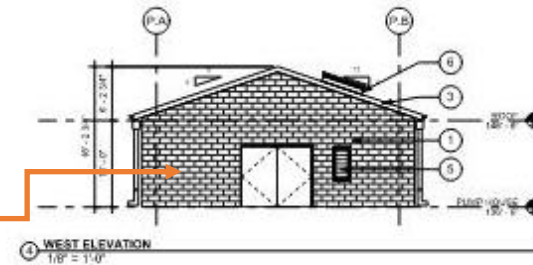
SPRING:	APRIL 1 – MAY 31
FALL:	AUGUST 16 – OCTOBER 31
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

Pump House- Building Finishes

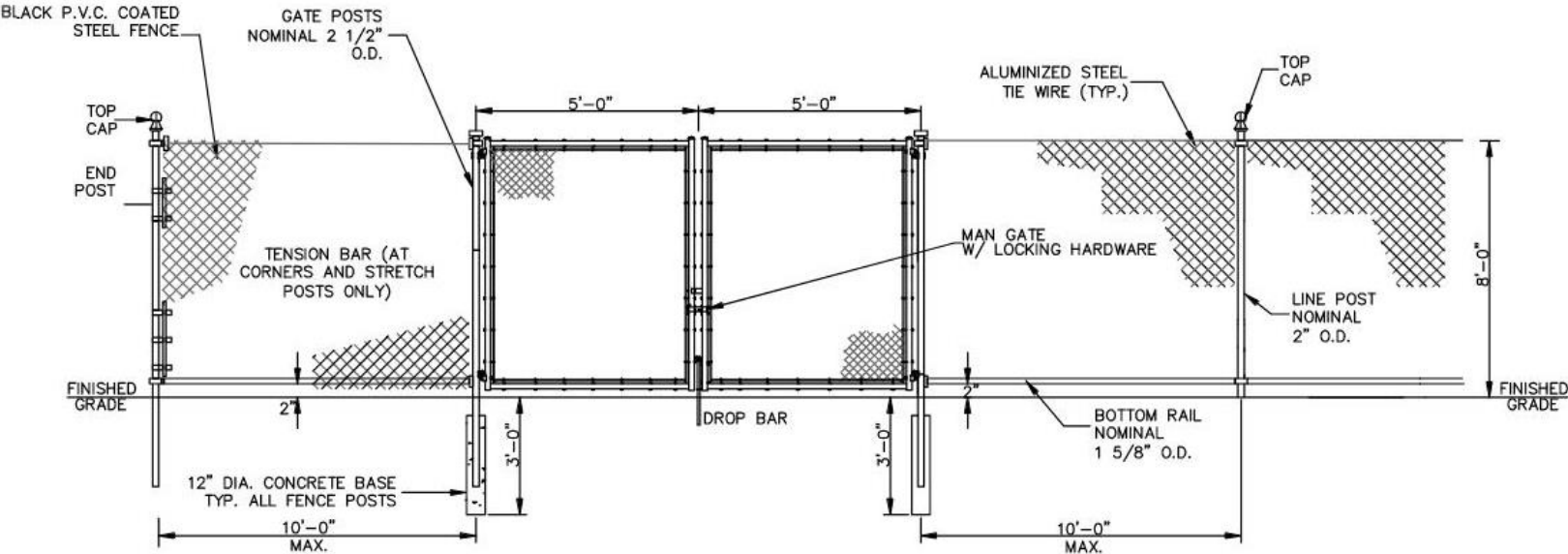
Metal Standing Seam Roofing



Splitface Cmu



Basin – Fence Material



NOTE:

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ENGINEER ILLUSTRATING THE HEIGHTS & LAYOUT OF FENCING AND GATES REQUIRED FOR THE PROJECT. SHOP DRAWINGS SHALL INCLUDE MANUFACTURERS CUTS AND SPECIFICATIONS.

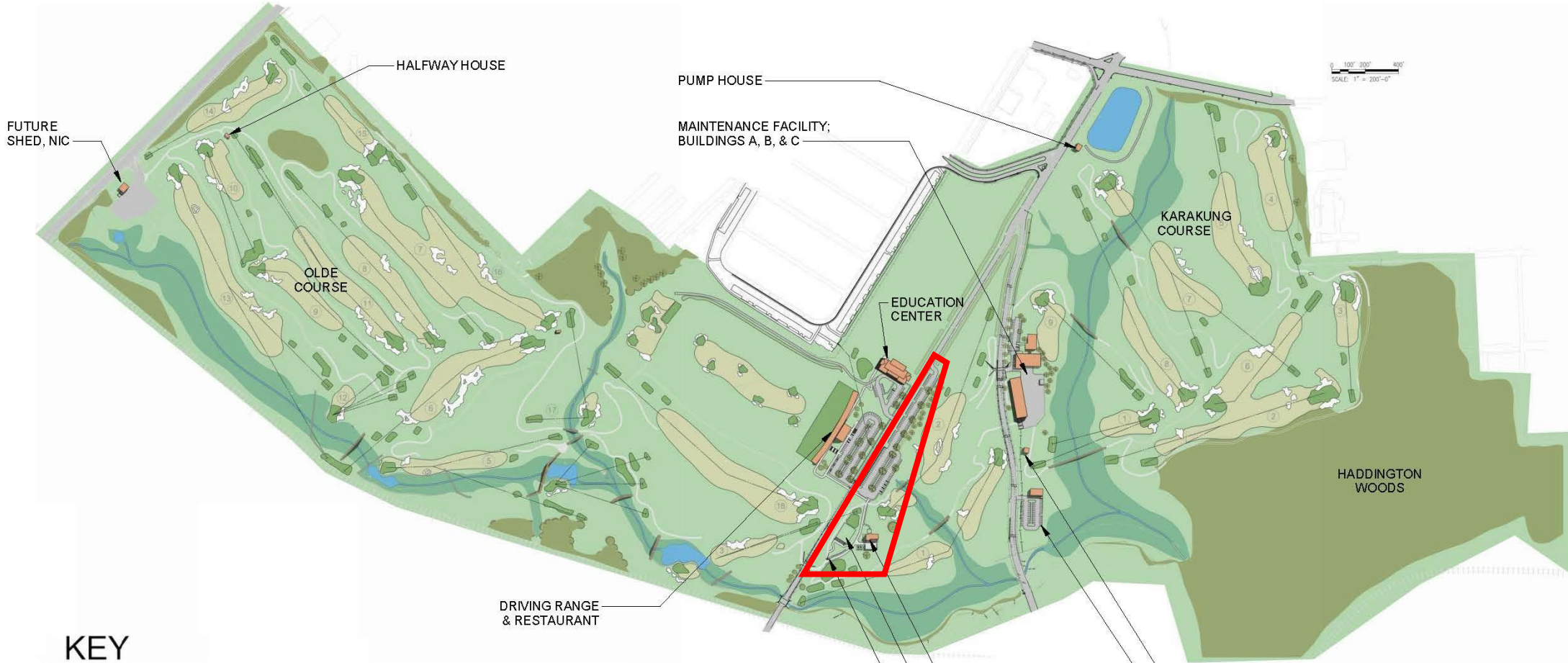


Black pvc-coated 8'-0" tall chainlink fence

8' HIGH P.V.C. COATED STEEL CHAIN LINK FENCE WITH GATE

Cobbs Creek Clubhouse & Cart Barn

Phase IV



0 100' 200' 400'
SCALE: 1" = 200'-0"

KEY

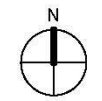
	Buildings		Tunnels		Pervious track paths
	Bridges		Fairways, greens, sand traps		Traffic Signals
	Waterways		Hitting tee boxes		Speed Tables
	Forest		Impervious paths		Mobile Food Trucks



Phase E & F: Clubhouse & Cart Barn

Master Site Plan

prepared by:
Blackney Hayes Architect
April 6th, 2022



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All ideas and concepts depicted or suggested in this drawing are the property of Blackney Hayes Architects.

Clubhouse – Proposed Site





N.M. School Of Dance

Robert E. Lamberton
Elementary School

Overbrook Park
Church Of Christ

Overbrook
Educational Center

Baptist Church

Wipul
Creek

Cobbs Creek

Cobbs

Cobbs Creek Golf Club is a part of the Cobb County Department of Parks and Recreation. It is owned by the Cobb Creek Foundation.

Existing Trailer; Former temporary clubhouse

Existing Golf Cart Storage Barn, to be demolished

Existing Maintenance building, scheduled for re-use as future Clubhouse

Existing Parking Lot to be Removed and enlarged

Existing Shed to be demolished



Casa de Dios Fresca
Uncion Central

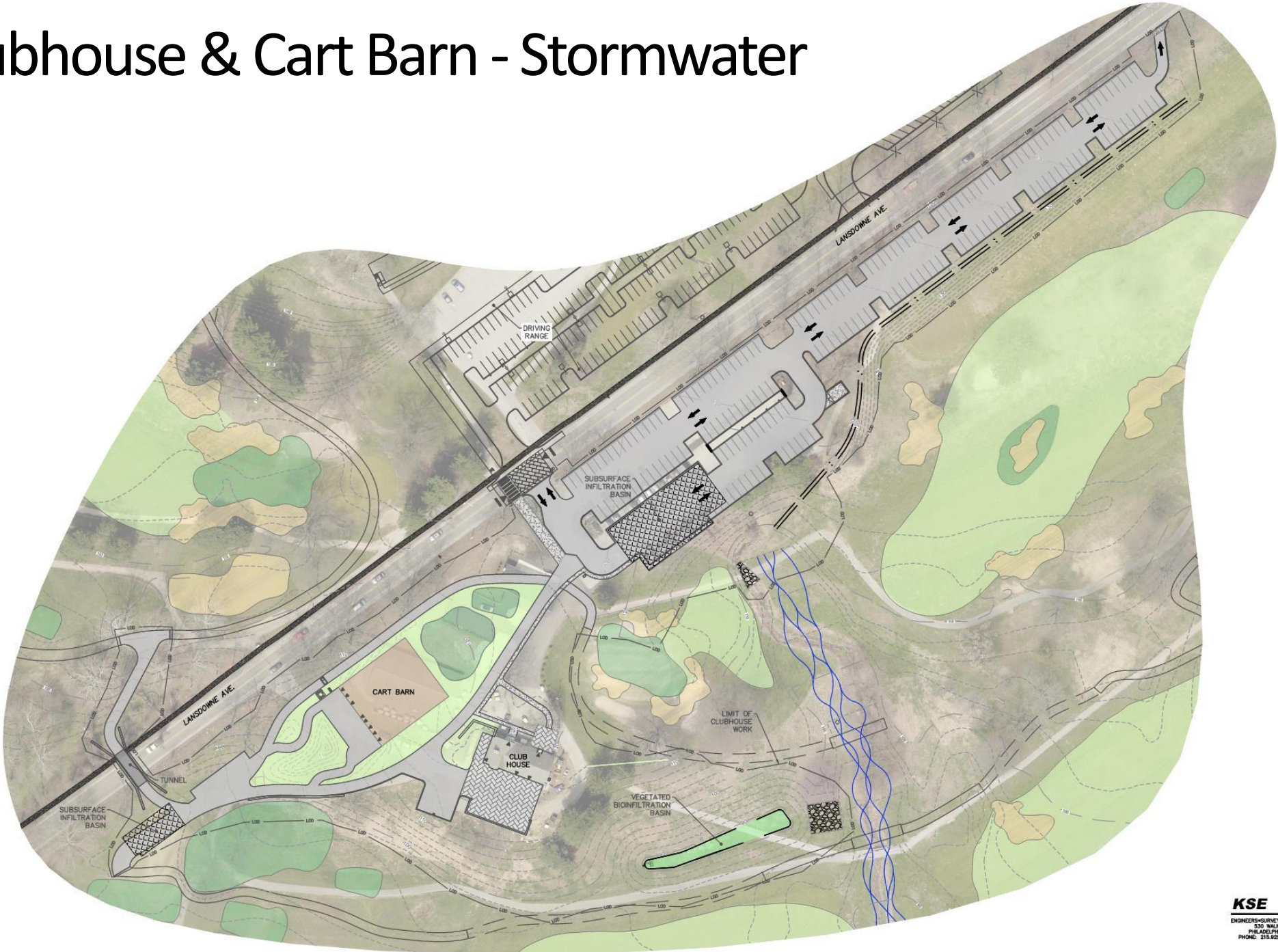
Greeks
&
Cobs

In Blessed Hands
Child Care

Cobbs Creek

69 Sub

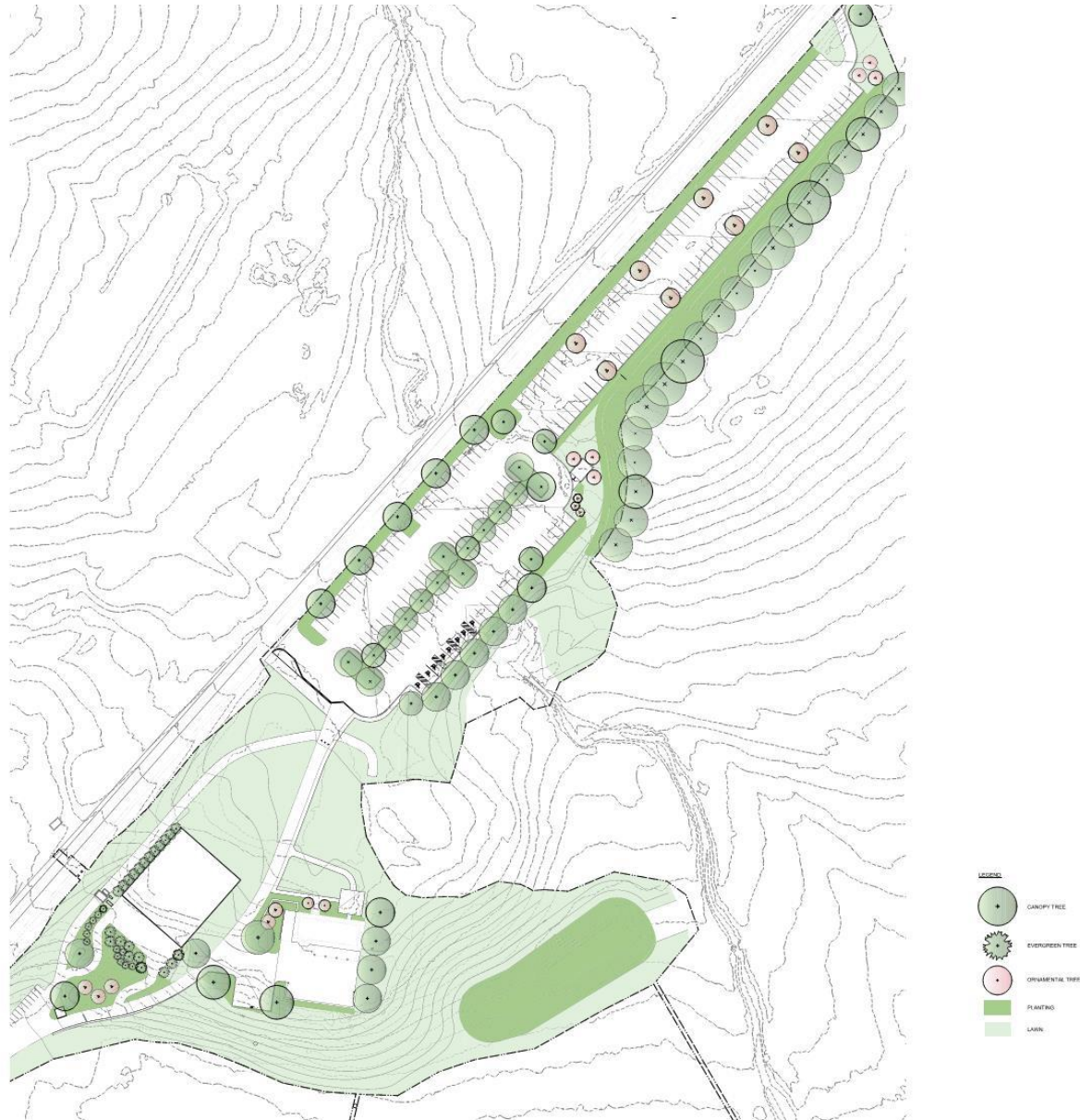
Clubhouse & Cart Barn - Stormwater



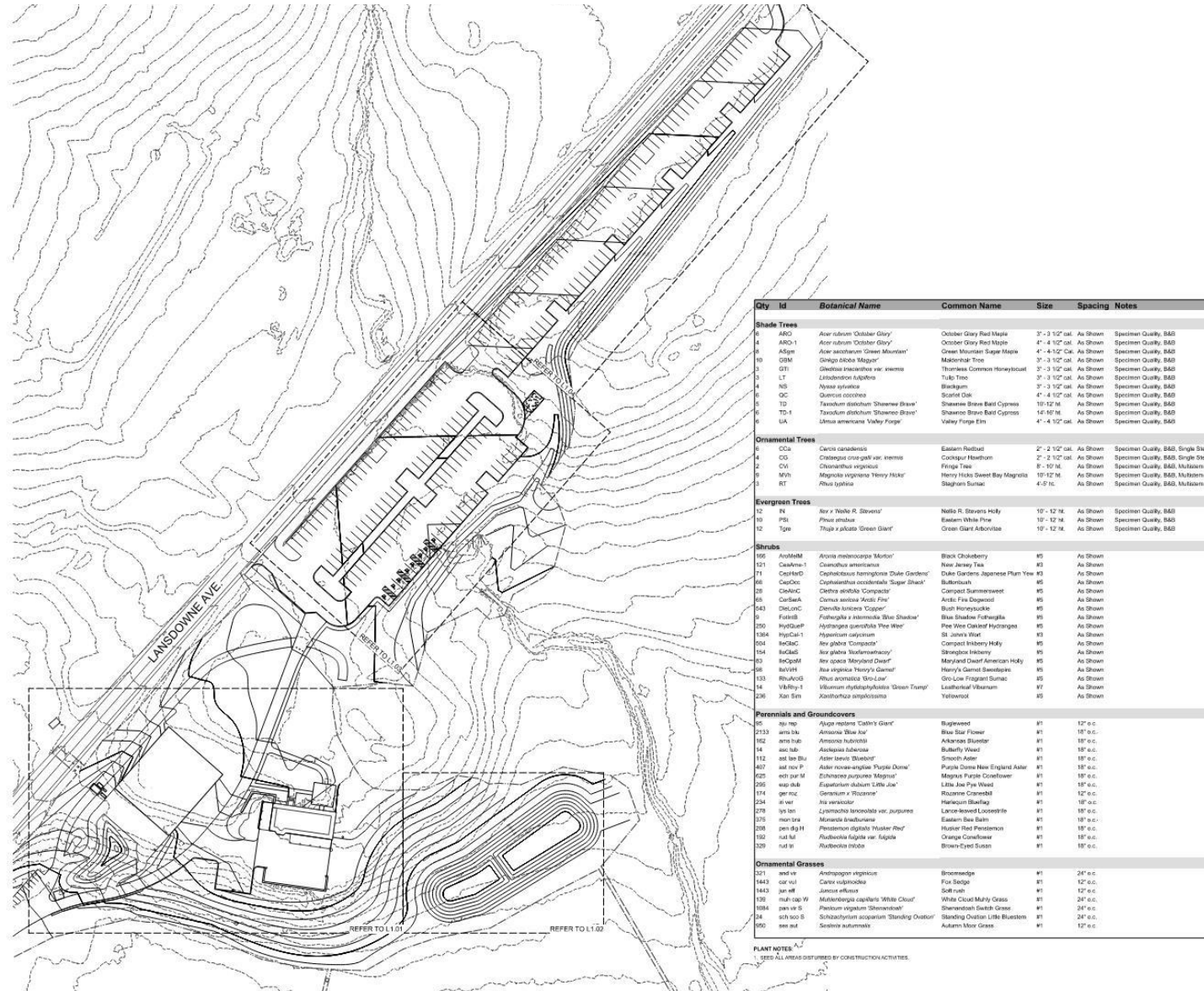
0 50' 100' 200'
SCALE: 1" = 100'-0"

KSE K3 ENGINEERS, P.C.
ENGINEERS-SURVEYORS-CONSTRUCTION MANAGERS
630 WALNUT STREET SUITE 400
PHILADELPHIA, PENNSYLVANIA 19108
PHONE: 215.928.0425 • FAX: 215.928.0430

Clubhouse & Cart Barn – Illustrative Landscaping Plan



Clubhouse & Cart Barn – Detailed Landscaping Plan

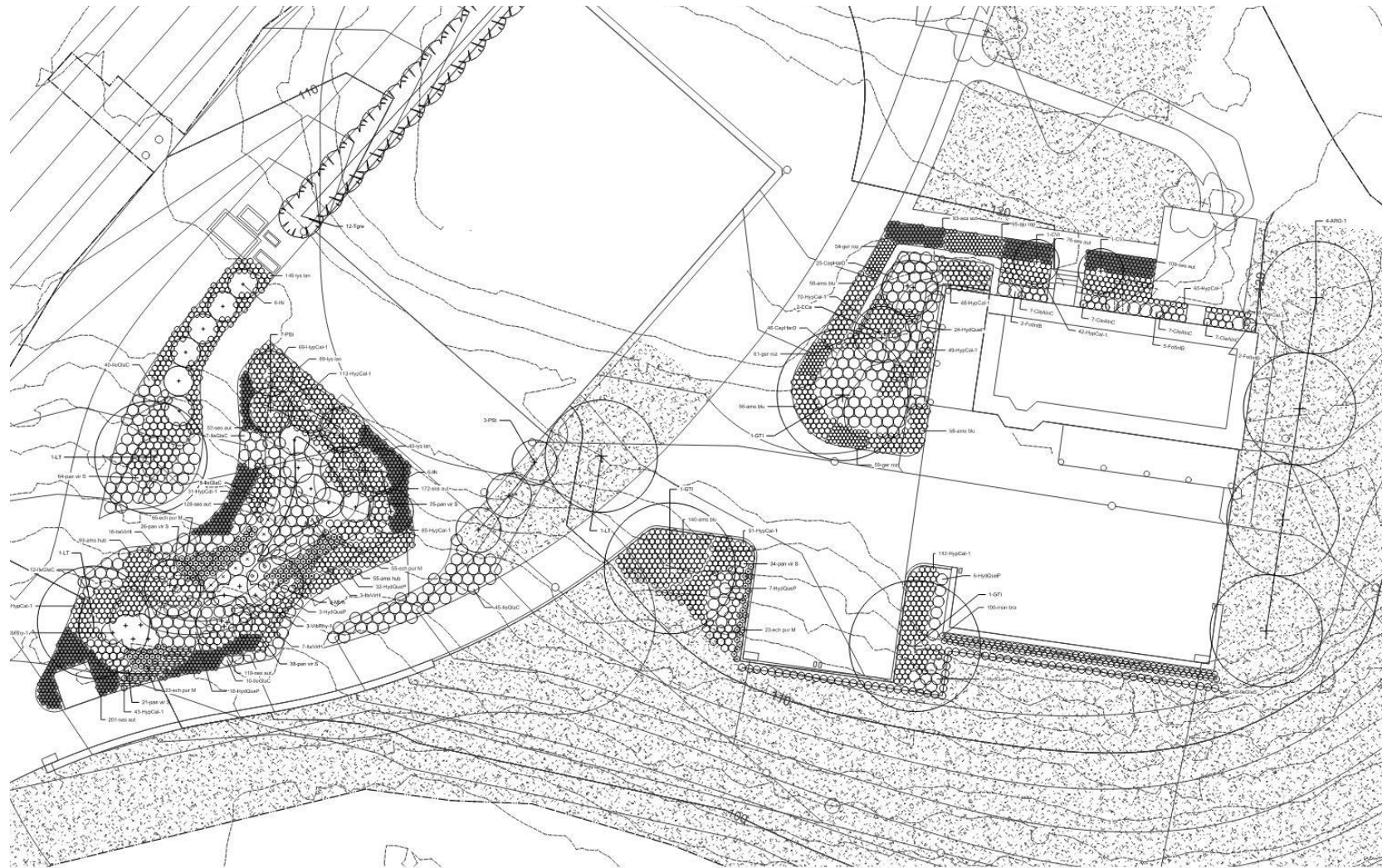


Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Shade Trees						
6	ARO	<i>Acer rubrum</i> 'October Glory'	October Gray Red Maple	3' - 3 1/2' cal.	As Shown	Specimen Quality, BAB
4	ARO-1	<i>Acer rubrum</i> 'October Glory'	October Gray Red Maple	4' - 4 1/2' cal.	As Shown	Specimen Quality, BAB
4	ASgr	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	4' - 4 1/2' cal.	As Shown	Specimen Quality, BAB
10	OSM	<i>Quercus bicolor</i> 'Mazur'	Makohia [®] Tree	3' - 3 1/2' cal.	As Shown	Specimen Quality, BAB
10	OSM	<i>Quercus bicolor</i> 'Mazur'	Makohia [®] Tree	3' - 3 1/2' cal.	As Shown	Specimen Quality, BAB
3	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	3' - 3 1/2' cal.	As Shown	Specimen Quality, BAB
4	NS	<i>Nyssa sylvatica</i>	Blackgum	3' - 3 1/2' cal.	As Shown	Specimen Quality, BAB
4	QC	<i>Quercus coccinea</i>	Scarlet Oak	4' - 4 1/2' cal.	As Shown	Specimen Quality, BAB
5	TD	<i>Taxodium distichum</i> 'Shamane Brave'	Shamane Brave Bald Cypress	10' - 12' H.	As Shown	Specimen Quality, BAB
9	TD-1	<i>Taxodium distichum</i> 'Shamane Brave'	Shamane Brave Bald Cypress	14' - 16' H.	As Shown	Specimen Quality, BAB
1	UK	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	4' - 4 1/2' cal.	As Shown	Specimen Quality, BAB
Ornamental Trees						
4	CC	<i>Cornus canadensis</i>	Eastern Redstart	2' - 2 1/2' cal.	As Shown	Specimen Quality, BAB, Single Stem
4	CG	<i>Crataegus crataegus</i> var. <i>intermedia</i>	Cockspur Hawthorn	2' - 2 1/2' cal.	As Shown	Specimen Quality, BAB, Single Stem
2	CVI	<i>Chamaecyparis virginiana</i>	Fringe Tree	8' - 10' H.	As Shown	Specimen Quality, BAB, Multistem
3	MYH	<i>Magnolia virginiana</i> 'Henry Hicks'	Henry Hicks Sweet Bay Magnolia	10' - 12' H.	As Shown	Specimen Quality, BAB, Multistem
3	RT	<i>Rhus typhina</i>	Staghorn Sumac	4-6' H.	As Shown	Specimen Quality, BAB, Multistem
Evergreen Trees						
12	IN	<i>Ilex v. Nello R. Stevens'</i>	Nello R. Stevens Holly	10' - 12' H.	As Shown	Specimen Quality, BAB
10	PSI	<i>Pinus strobus</i>	Eastern White Pine	10' - 12' H.	As Shown	Specimen Quality, BAB
2	Tge	<i>Thuja x glauca</i> 'Green Giant'	Green Giant Arborvitae	10' - 12' H.	As Shown	Specimen Quality, BAB
Shrubs						
100	ARshM	<i>Arctostaphylos uva-ursi</i>	Black Chokeberry	#5	As Shown	
121	CAshM-1	<i>Ceanothus americanus</i>	New Jersey Tea	#3	As Shown	
71	CEshM	<i>Caryocarpus henningsii</i> 'Duke Gardens'	Duke Gardens Japanese Plum Tree	#3	As Shown	
48	CAshM	<i>Cornus canadensis</i> 'Sugar Bunch'	Bittersweet	#5	As Shown	
28	CAshM	<i>Cornus stricta</i> 'Compact'	Compact Summersweet	#5	As Shown	
48	CAshM	<i>Cornus stricta</i> 'Kodiak Pine'	Kodiak Summersweet	#5	As Shown	
443	DEshM	<i>Desmodium illinoense</i> 'Copper'	Bush Horseradish	#5	As Shown	
9	FuShM	<i>Fuchsia x interspecifica</i> 'Blue Shades'	Blue Shades Fuchsia	#5	As Shown	
200	HYshM	<i>Hydrangea serrata</i> 'Pie in the Sky'	Pie in the Sky [®] Hydrangea	#5	As Shown	
1364	HYshM-1	<i>Hydrangea serrata</i>	St. James' Violet	#5	As Shown	
504	IRshM	<i>Ilex glabra</i> 'Compact'	Compact Inkberry Holly	#5	As Shown	
164	IRshM	<i>Ilex glabra</i> 'Noblesse'	Stargazer Inkberry	#5	As Shown	
53	IRshM	<i>Ilex opaca</i> 'Maryland Dwarf'	Maryland Dwarf American Holly	#5	As Shown	
28	IRshM	<i>Ilex virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetgum	#5	As Shown	
133	IRshM-1	<i>Rhus aromatica</i> 'Semi-Gloss'	Semi-Gloss Fragrant Sumac	#5	As Shown	
14	VShM-1	<i>Viburnum acerifolium</i> 'Green Trump'	Leatherleaf Viburnum	#7	As Shown	
226	Xan ShM	<i>Xanthoxylum amplexicaule</i>	Yellowroot	#5	As Shown	
Perennials and Groundcovers						
25	AGshM	<i>Alyxiphastrum</i> 'Cathin's Giant'	Bugweed	#1	12" o.c.	
113	ARshM	<i>Artemisia biennis</i>	Blue Star Flower	#1	18" o.c.	
162	ARshM	<i>Artemisia ludoviciana</i>	Arkansas Blue Star	#1	18" o.c.	
14	ARshM	<i>Asclepias tuberosa</i>	Butterfly Weed	#1	18" o.c.	
112	ARshM	<i>Aster novae-angliae</i>	Smooth Aster	#1	18" o.c.	
407	ARshM	<i>Aster novae-angliae</i> 'Purple Dome'	Purple Dome New England Aster	#1	18" o.c.	
625	ARshM	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	#1	18" o.c.	
100	ARshM	<i>Equisetum arvense</i> 'Little Joe'	Little Joe Red Wood	#1	18" o.c.	
114	ARshM	<i>Geranium x 'Rococco'</i>	Rococco Cranebill	#1	12" o.c.	
254	ARshM	<i>Hebe x 'Santitas'</i>	Harlequin Bluebell	#1	18" o.c.	
178	ARshM	<i>Lysimachia clethroides</i> var. <i>purpurea</i>	Large-leaved Loosestrife	#1	18" o.c.	
375	ARshM	<i>Moronea brachyotone</i>	Eastern Bee Balm	#1	18" o.c.	
208	ARshM	<i>Phlox paniculata</i> 'Muster Star'	Muster Star Phlox	#1	18" o.c.	
132	ARshM	<i>Rudbeckia fulgida</i> var. <i>giganta</i>	Orange Coneflower	#1	18" o.c.	
329	ARshM	<i>Rudbeckia hirta</i>	Brown-Eyed Susan	#1	18" o.c.	
Ornamental Grasses						
221	ARshM	<i>Andropogon virginicus</i>	Broomsedge	#1	24" o.c.	
1443	ARshM	<i>Carex obovata</i>	Flat Sedge	#1	12" o.c.	
1443	ARshM	<i>Juncus effusus</i>	Soft rush	#1	12" o.c.	
139	ARshM	<i>Muhlenbergia capillaris</i> 'White Cloud'	White Cloud Muhly Grass	#1	24" o.c.	
104	ARshM	<i>Panicum virgatum</i> 'Shamane Brave'	Shamane Brave Grass	#1	24" o.c.	
24	ARshM	<i>Schizanthus laciniosus</i> 'Standing Ovation'	Standing Ovation Little Bluestem	#1	24" o.c.	
950	ARshM	<i>Setaria autumnalis</i>	Autumn Moor Grass	#1	12" o.c.	

PLANT NOTES:
1. SEE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.



Clubhouse & Cart Barn – Detailed Landscaping Plan



Qty	Botanical Name	Common Name	Size	Spacing	Notes
Shade Trees					
4	AKO	<i>Acer rubrum</i> 'Outdoor Glory'	Outdoor Glory Red Maple	3' - 3 1/2" cal.	As Shown
4	AKO-1	<i>Acer rubrum</i> 'Outdoor Glory'	Outdoor Glory Red Maple	4' - 4 1/2" cal.	As Shown
4	AKO-1	<i>Acer rubrum</i> 'Outdoor Glory'	Outdoor Glory Red Maple	4' - 4 1/2" cal.	As Shown
10	GM	<i>Ginkgo biloba</i> 'Majesty'	Majesty Tree	3' - 3 1/2" cal.	As Shown
2	GT	<i>Ginkgo biloba</i> var. 'serrata'	Thornless Common Honeylocust	3' - 3 1/2" cal.	As Shown
1	LT	<i>Lindera latifolia</i>	Tulip Tree	3' - 3 1/2" cal.	As Shown
4	MS	<i>Morus nigra</i>	Blackberry	3' - 3 1/2" cal.	As Shown
4	OC	<i>Quercus imbricaria</i>	Scarlet Oak	4' - 4 1/2" cal.	As Shown
1	TD	<i>Taxodium distichum</i> 'Skaneateles'	Skaneateles Bald Cypress	10-12 ft.	As Shown
1	TD-1	<i>Taxodium distichum</i> 'Skaneateles'	Skaneateles Bald Cypress	10-12 ft.	As Shown
1	UA	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	4' - 4 1/2" cal.	As Shown
Ornamental Trees					
1	OCa	<i>Quercus coccinea</i>	Eastern RedOak	2' - 2 1/2" cal.	As Shown
1	OCa	<i>Quercus coccinea</i> var. 'laevis'	Eastern RedOak	2' - 2 1/2" cal.	As Shown
1	CV	<i>Chionochloa virginica</i>	Fringe Tree	8' - 10 ft.	As Shown
1	WH	<i>Magnolia virginiana</i> 'Henry Hall'	Henry Hall Sweet Bay Magnolia	10-12 ft.	As Shown
1	HT	<i>Rhus typhina</i>	Staghorn Sumac	6'-8 ft.	As Shown
Evergreen Trees					
12	IN	<i>Ilex x 'Nella R. Stevens'</i>	Nella R. Stevens Holly	10' - 12" ht.	As Shown
10	PI	<i>Pinus strobus</i>	Eastern White Pine	10' - 12" ht.	As Shown
12	TY	<i>Thuja x 'Green Giant'</i>	Green Giant Arborvitae	10' - 12" ht.	As Shown
Shrubs					
100	ANdM	<i>Aronia melanocarpa</i> 'Mistral'	Black Chokeberry	45	As Shown
121	CAsh-1	<i>Ceanothus americanus</i>	True Jersey Tea	45	As Shown
71	CAsh-2	<i>Ceanothus americanus</i> 'Duke Oakleaf'	Duke Oakleaf Japanese Plantain Tree	45	As Shown
80	CAsh-3	<i>Ceanothus americanus</i> 'Sugar Shack'	Sugar Shack	45	As Shown
80	CAsh-4	<i>Ceanothus americanus</i> 'Compact'	Compact Ceanothus	45	As Shown
85	CAsh-A	<i>Cornus amomum</i> 'Annie Fitch'	Annie Fitch Dogwood	45	As Shown
345	DAsh-1	<i>Daphne genkwa</i> 'Cappuccino'	Bush Primrose	45	As Shown
345	DAsh-2	<i>Daphne genkwa</i> 'Lemonade Blue Shadow'	Blue Shadow Primrose	45	As Shown
200	HAsh-1	<i>Hydrangea arborescens</i> 'Pee Wee'	Pee Wee Cidal Hydrangea	45	As Shown
148	HAsh-2	<i>Hydrangea arborescens</i>	Hydrangea	45	As Shown
304	HAsh-3	<i>Hydrangea arborescens</i>	Hydrangea	45	As Shown
154	HAsh-4	<i>Hydrangea arborescens</i>	Hydrangea	45	As Shown
163	HAsh-5	<i>Hydrangea arborescens</i>	Hydrangea	45	As Shown
88	HAsh-6	<i>Hydrangea arborescens</i>	Hydrangea	45	As Shown
133	HAsh-7	<i>Hydrangea arborescens</i>	Hydrangea	45	As Shown
14	VAsh-1	<i>Viburnum phillyifolium</i> 'Green Tinge'	Green Tinge Viburnum	45	As Shown
320	VAsh-2	<i>Viburnum phillyifolium</i>	Viburnum	45	As Shown
Perennials and Groundcovers					
81	an-1	<i>Anemone hepatica</i> 'Toke's Cure'	Red Wood Anemone	81	12" x 6"
2153	an-2	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
182	an-3	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
14	an-4	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
132	an-5	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
402	an-6	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
695	an-7	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
220	an-8	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
174	an-9	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
224	an-10	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
228	an-11	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
375	an-12	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
192	an-13	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
192	an-14	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
320	an-15	<i>Anemone hepatica</i>	Red Wood Anemone	81	12" x 6"
Ornamental Grasses					
81	an-16	<i>Andropogon virginicus</i>	Switchgrass	81	24" x 6"
1443	an-17	<i>Carex vulpinoidea</i>	Flax Sedge	81	12" x 6"
1443	an-18	<i>Carex vulpinoidea</i>	Flax Sedge	81	12" x 6"
130	an-19	<i>Chloris trichostachya</i> 'White Cloud'	White Cloud Muhly Grass	81	24" x 6"
1944	an-20	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	81	24" x 6"
1443	an-21	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	81	24" x 6"
900	an-22	<i>Setaria arifolia</i>	Autumn Moor Grass	81	12" x 6"

LEGEND

LAWN SEED

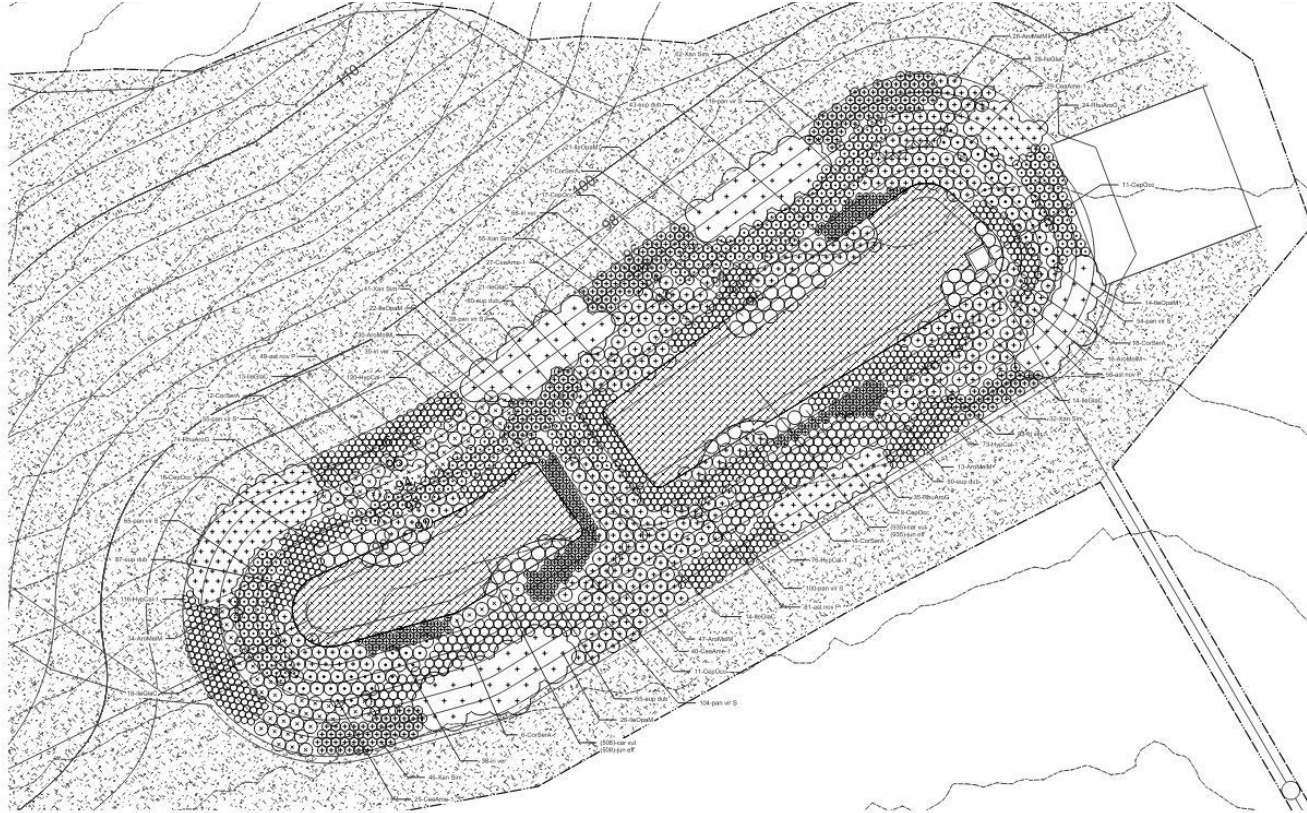
LIMIT OF DISTURANCE

PLANT NOTES:

- SEEK ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
- AREAS TO RECEIVE MULCH SHALL RECEIVE A MIN. 4" OF PLANTING SOIL
- AREAS TO RECEIVE NATIVE STEEP SLOPE SEED MIX AND NATIVE DETENTION AREA SEED MIX SHALL RECEIVE MIN. 4" OF PLANTING SOIL
- TREES SHALL RECEIVE MIN. 2" OF PLANTING SOIL TOPPED WITH 2" HARDWOOD BARK MULCH
- TREES SHALL RECEIVE MIN. 2" OF PLANTING SOIL TOPPED WITH 2" HARDWOOD BARK MULCH
- REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL MEASURES
- REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL MEASURES
- REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL MEASURES
- SEE SPECIFICATIONS FOR SEED MIX ESTABLISHMENT REQUIREMENTS AND SEED MIX APPLICATION RATES.

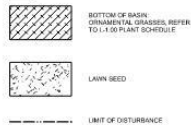


Clubhouse & Cart Barn – Detailed Landscaping Plan



Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Shade Trees						
6	ARO	Acer rubrum 'October Glory'	October Glory Red Maple	7'-3 1/2" tall	As Shown	Specimen Quality, S&B
6	ARO2	Acer rubrum 'October Glory'	October Glory Red Maple	6'-1 1/2" tall	As Shown	Specimen Quality, S&B
6	ALGN	Acer saccharum 'Green Shadow'	Green Shadow Sugar Maple	6'-4 1/2" tall	As Shown	Specimen Quality, S&B
10	GMF	Gleditsia triacanthos 'Magnum'	Magnum Tree	7'-3 1/2" tall	As Shown	Specimen Quality, S&B
6	GT1	Gleditsia triacanthos var. inermis	Thornless Green Honeylocust	7'-3 1/2" tall	As Shown	Specimen Quality, S&B
1	LT	Liquidambar styraciflua	Tulip Tree	7'-3 1/2" tall	As Shown	Specimen Quality, S&B
6	MS	Myrica asplenifolia	Swamp Tuckermoss	7'-3 1/2" tall	As Shown	Specimen Quality, S&B
6	QC	Quercus coccinea	Scarlet Oak	6'-4 1/2" tall	As Shown	Specimen Quality, S&B
6	TD	Taxodium distichum 'Shavano Blue'	Shavano Blue Bald Cypress	10'x12' H	As Shown	Specimen Quality, S&B
6	TD-1	Taxodium distichum 'Shavano Blue'	Shavano Blue Bald Cypress	14'x12' H	As Shown	Specimen Quality, S&B
6	UA	Ulmus americana 'Valley Forge'	Valley Forge Elm	6'-4 1/2" tall	As Shown	Specimen Quality, S&B
Ornamental Trees						
1	CCa	Cercis canadensis	Eastern Redbud	2'-2 1/2" tall	As Shown	Specimen Quality, S&B, Single Stem
4	CO	Cornus ovata var. inermis	Common Hawthorn	2'-2 1/2" tall	As Shown	Specimen Quality, S&B, Single Stem
2	CO1	Chionodoxa virginica	Fringe Tree	6'-10' H	As Shown	Specimen Quality, S&B, Multistem
1	MH	Magnolia spicata 'Henry Hicks'	Henry Hicks Sweet Bay Magnolia	10'x12' H	As Shown	Specimen Quality, S&B, Multistem
3	BT	Berberis spinaea	Stephan Sumac	4'-5' H	As Shown	Specimen Quality, S&B, Multistem
Evergreen Trees						
12	PI	Pinus strobus	Noble F. Spruce Holly	10'-12' H	As Shown	Specimen Quality, S&B
16	PIB	Pinus strobus	Eastern White Pine	10'-12' H	As Shown	Specimen Quality, S&B
12	TGR	Thuja x glabra 'Green Giant'	Green Giant Arborvitae	10'-12' H	As Shown	Specimen Quality, S&B
Shrubs						
100	AR10M	Artemisia tridentata 'Morton'	Black Chabreyer	#5	As Shown	
121	CA10M1	Carolinia alleni	New Jersey Tea	#3	As Shown	
71	CA10M2	Carolinia alleni	Duke Gardens Japanese Plum Tree #3	#3	As Shown	
86	CA10M3	Carolinia alleni	Compact Japanese Plum Tree #3	#5	As Shown	
10	CA10M4	Carolinia alleni	Compact Japanese Plum Tree #3	#5	As Shown	
85	CA10M5	Carolinia alleni	Asian Pine Dogwood	#5	As Shown	
104	DA10M	Daphne genkwa 'Daphne'	Bush Hollyhock	#5	As Shown	
3	F10M1	Forsythia x intermedia 'Blue Shadow'	Blue Shadow Forsythia	#5	As Shown	
200	F10M2	Forsythia x intermedia 'Blue Shadow'	Blue Shadow Forsythia	#5	As Shown	
1384	H10M1	Hydrangea opulenta	St. John's Wort	#3	As Shown	
304	H10M2	Hydrangea opulenta	Compact Intensity Holly	#5	As Shown	
104	H10M3	Hydrangea opulenta	Shropshire Holly	#5	As Shown	
85	H10M4	Hydrangea opulenta	Mayland Dwarf American Holly	#5	As Shown	
86	H10M5	Hydrangea opulenta	Henry's Crown Dogwood	#5	As Shown	
139	H10M6	Hydrangea opulenta	On-Low Fragrant Sumac	#5	As Shown	
14	H10M7	Hydrangea opulenta	Leatherleaf Sumac	#5	As Shown	
238	H10M8	Hydrangea opulenta	Yellowroot	#5	As Shown	
Perennials and Groundcovers						
95	AR10M	Artemisia tridentata 'Morton'	Bugweed	#1	12" o.c.	
173	AR10M1	Artemisia tridentata	Blue Star Flower	#1	18" o.c.	
102	AR10M2	Artemisia tridentata	Adiantum Bluegrass	#1	24" o.c.	
16	AR10M3	Artemisia tridentata	Butterfly Weed	#1	18" o.c.	
112	AR10M4	Artemisia tridentata	Smooth Aster	#1	18" o.c.	
107	AR10M5	Artemisia tridentata	Purple Dome New England Aster	#1	18" o.c.	
205	AR10M6	Artemisia tridentata	Mayday Purple Cowslip	#1	18" o.c.	
205	AR10M7	Artemisia tridentata	Little Joe Pink Flower	#1	18" o.c.	
174	AR10M8	Artemisia tridentata	Riverbank Yellow	#1	18" o.c.	
204	AR10M9	Artemisia tridentata	Hollow Yellow	#1	18" o.c.	
279	AR10M10	Artemisia tridentata	Lance-leaved Loosestrife	#1	18" o.c.	
275	AR10M11	Artemisia tridentata	Eastern Blue Bell	#1	18" o.c.	
208	AR10M12	Artemisia tridentata	Husker Red Penstemon	#1	18" o.c.	
100	AR10M13	Artemisia tridentata	Orange Coreopsis	#1	18" o.c.	
102	AR10M14	Artemisia tridentata	Black-eyed Susan	#1	18" o.c.	
Ornamental Grasses						
321	AR10M15	Artemisia tridentata	Broomrape	#1	24" o.c.	
1443	AR10M16	Artemisia tridentata	Fox Sedge	#1	12" o.c.	
1443	AR10M17	Artemisia tridentata	Salt Sedge	#1	12" o.c.	
139	AR10M18	Artemisia tridentata	White Cloud Holly Grass	#1	24" o.c.	
1004	AR10M19	Artemisia tridentata	Shimoda Blue Grass	#1	24" o.c.	
26	AR10M20	Artemisia tridentata	Standing Ovation Little Bluegrass	#1	24" o.c.	
100	AR10M21	Artemisia tridentata	Autumn Moor Grass	#1	12" o.c.	

LEGEND



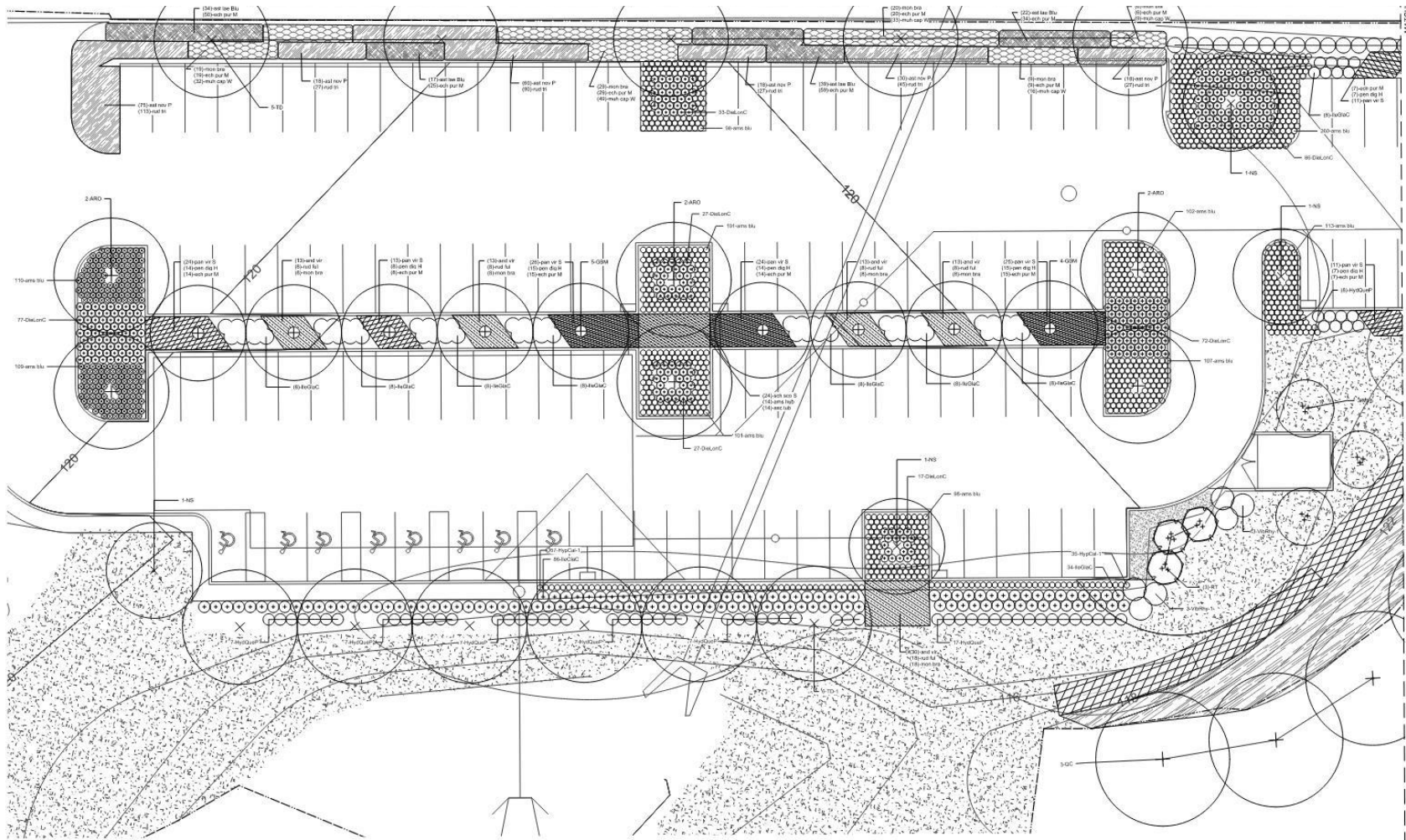
PLANT NOTES

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
2. AREAS TO RECEIVE LAWN SEED SHALL RECEIVE A MIN. 4" OF PLANTING SOIL.
3. AREAS TO RECEIVE ORNAMENTAL GRASSES SHALL RECEIVE A MIN. 6" OF PLANTING SOIL.
4. AREAS TO RECEIVE TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS SHALL RECEIVE MIN. 18" OF PLANTING SOIL.
5. TREES SHALL RECEIVE MIN. 2" OF PLANTING SOIL TOPPED WITH 2" OF HARDWOOD BARK MULCH.
6. REFER TO CIVIL DRAWINGS FOR DEPTH OF SORENTATION PLANTING SOIL.
7. PLANT BEDS SHALL RECEIVE 2" HARDWOOD BARK MULCH.
8. REFER TO CIVIL DRAWINGS FOR SPECIES AND SEED MIX.
9. REFER TO CIVIL DRAWINGS FOR SPECIES AND SEED MIX ESTABLISHMENT REQUIREMENTS AND SEED MIX APPLICATION RATES.
10. SEE SPECIFICATIONS FOR EXIST SEED MIX ESTABLISHMENT REQUIREMENTS AND SEED MIX APPLICATION RATES.

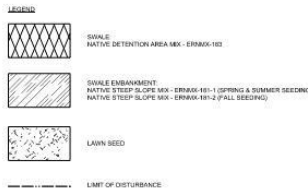


SCALE: 1" = 10'-0"

Clubhouse & Cart Barn – Detailed Landscaping Plan

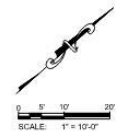


Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Shade Trees						
6	AKD	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2'-3 1/2" cal.	As Shown	Specimen Quality, B&B
4	AKD1	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	4'-4 1/2" cal.	As Shown	Specimen Quality, B&B
8	ASJpn	<i>Acer japonicum</i> 'Green Mountain'	Green Mountain Sugar Maple	4'-4 1/2" cal.	As Shown	Specimen Quality, B&B
10	GMT	<i>Gleditsia triacanthos</i> 'Magna'	Magnolia Tree	2'-3 1/2" cal.	As Shown	Specimen Quality, B&B
3	QTI	<i>Quercus tinctoria</i> var. 'nana'	Thicket Common Hop-hornbeam	2'-3 1/2" cal.	As Shown	Specimen Quality, B&B
3	LT	<i>Liquidambar styraciflua</i>	Tale Tree	2'-3 1/2" cal.	As Shown	Specimen Quality, B&B
10	AG	<i>Agave americana</i>	Seagrass	2'-3 1/2" cal.	As Shown	Specimen Quality, B&B
6	GC	<i>Quercus coccinea</i>	Savory Oak	4'-4 1/2" cal.	As Shown	Specimen Quality, B&B
6	TC	<i>Taxodium distichum</i> 'Shamrock Dwarf'	Shamrock Dwarf Bald Cypress	10' x 7 1/2"	As Shown	Specimen Quality, B&B
6	TD-1	<i>Taxodium distichum</i> 'Shamrock Dwarf'	Shamrock Dwarf Bald Cypress	10' x 7 1/2"	As Shown	Specimen Quality, B&B
1	UA	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	4'-4 1/2" cal.	As Shown	Specimen Quality, B&B
Ornamental Trees						
4	CC	<i>Cornus canadensis</i>	Eastern Spicebush	2'-3 1/2" cal.	As Shown	Specimen Quality, B&B, Single Stem
4	CC	<i>Chamaecyparis nana</i> var. 'nana'	Compact Heathhemp	2'-3 1/2" cal.	As Shown	Specimen Quality, B&B, Single Stem
2	CVL	<i>Chimonanthus argenteus</i>	Fringe Tree	2'-3 1/2" cal.	As Shown	Specimen Quality, B&B, Multiple
3	MWh	<i>Magnolia xiphioides</i> 'Henry Shou'	Henry Shou Sweet Olive Magnolia	10' x 7 1/2"	As Shown	Specimen Quality, B&B, Multiple
3	RT	<i>Rhus typhina</i>	Sweetgum	4-6 H.	As Shown	Specimen Quality, B&B, Multiple
Evergreen Trees						
12	IR	<i>Ilex x 'Yinka H. Stevens'</i>	Yinka H. Stevens Holly	10' - 12 H.	As Shown	Specimen Quality, B&B
10	PTB	<i>Prunella americana</i>	Eastern White Pine	10' - 12 H.	As Shown	Specimen Quality, B&B
12	Tjo	<i>Thuja x 'plata</i> 'Green Giant'	Green Giant Arborvitae	10' - 12 H.	As Shown	Specimen Quality, B&B
Shrubs						
180	ANW60	<i>Anemone nemorosa</i> 'Nobler'	Black Chastity	65	As Shown	
121	COA60-1	<i>Coreopsis grandiflora</i>	New Jersey Tea	65	As Shown	
71	COA60-2	<i>Coreopsis grandiflora</i> 'Duke Gardens'	Duke Gardens Japanese Plant	65	As Shown	
165	COA60-3	<i>Coreopsis grandiflora</i> 'Sage Shrub'	Sage Shrub	65	As Shown	
28	COA60-4	<i>Coreopsis grandiflora</i> 'Compact'	Compact Summerseed	65	As Shown	
65	COA60-5	<i>Coreopsis grandiflora</i> 'Aster Fl.	Aster Flower	65	As Shown	
545	DAL60-1	<i>Delonix regia</i> 'Delonix'	Delonix Tree	65	As Shown	
3	FUL60-1	<i>Fuchsia x 'Innocentia Blue Shrub'</i>	Blue Shrub Fuchsia	65	As Shown	
300	HYG60-1	<i>Hydrangea paniculata</i> 'Pink Snow'	Pink Snow Hydrangea	65	As Shown	
1304	HYG60-2	<i>Hydrangea paniculata</i>	St. Johns Valley	65	As Shown	
304	IND60-1	<i>Indigofera tinctoria</i>	Indigo Plant	65	As Shown	
154	IND60-2	<i>Indigofera tinctoria</i>	Indigo Plant	65	As Shown	
63	IND60-3	<i>Indigofera tinctoria</i>	Indigo Plant	65	As Shown	
38	IND60-4	<i>Indigofera tinctoria</i>	Indigo Plant	65	As Shown	
133	RHU60-1	<i>Rhus aromatica</i> 'Gon-Low'	Gon-Low Fragrant Sumac	65	As Shown	
13	VIL60-1	<i>Viburnum acerifolium</i> 'Green Dandy'	Green Dandy Viburnum	65	As Shown	
230	XAS60	<i>Xanthoxylum</i>	Xanthoxylum	65	As Shown	
Perennials and Groundcovers						
65	ANW60	<i>Anemone nemorosa</i> 'Nobler'	Black Chastity	65	12" x 12"	
2100	ANW60-1	<i>Anemone nemorosa</i> 'Nobler'	Black Chastity	65	12" x 12"	
162	ANW60-2	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
14	ANW60-3	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
112	ANW60-4	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
407	ANW60-5	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
625	ANW60-6	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
285	ANW60-7	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
174	ANW60-8	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
214	ANW60-9	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
275	ANW60-10	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
375	ANW60-11	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
208	ANW60-12	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
102	ANW60-13	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
330	ANW60-14	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
Ornamental Grasses						
421	ANW60-15	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
1443	ANW60-16	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
1443	ANW60-17	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
139	ANW60-18	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
1064	ANW60-19	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
34	ANW60-20	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	
850	ANW60-21	<i>Anemone nemorosa</i>	Anemone	65	12" x 12"	

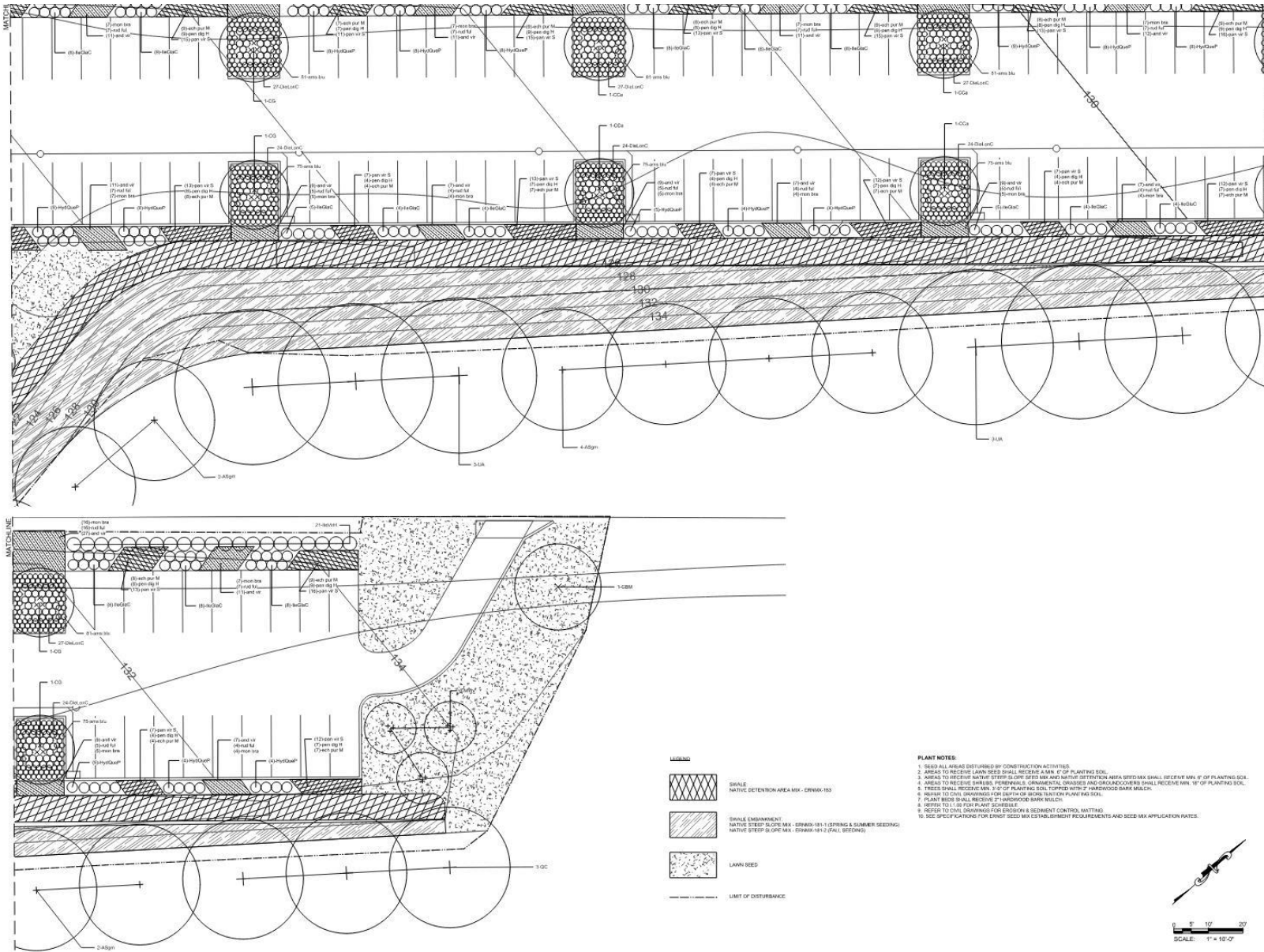


PLANT NOTES

- SEE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
- AREAS TO RECEIVE LAWN SEED SHALL RECEIVE A MIN. 1" OF PLANTING SOIL.
- AREAS TO RECEIVE NATIVE STEEP SLOPE SEEDING SHALL RECEIVE A MIN. 1" OF PLANTING SOIL.
- AREAS TO RECEIVE SWALES, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS SHALL RECEIVE A MIN. 1" OF PLANTING SOIL.
- BREES SHALL RECEIVE A MIN. 2" OF PLANTING SOIL, TOPPING WITH 2" HANDSOWN BARK MULCH.
- REFER TO CIVIL DRAWINGS FOR DEPTH OF SOIL, SLOPE, OR PLANTING SOIL.
- PLANT SEED SHALL RECEIVE 2" HANDSOWN BARK MULCH.
- REFER TO ALL OTHER PLANT SCHEDULES.
- REFER TO CIVIL DRAWINGS FOR EROSION & SEDIMENT CONTROL MATTING.
- SEE SPECIFICATIONS FOR EXIST SEED MIX ESTABLISHMENT REQUIREMENTS AND SEED MIX APPLICATION PRACTICES.



Clubhouse & Cart Barn – Detailed Landscaping Plan



Qty	M	Botanical Name	Common Name	Size	Spacing Notes
Shade Trees					
4	ARJ-D	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2' - 3 1/2" cal.	As Shown
4	ARJ-D	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	4' - 4 1/2" cal.	As Shown
4	ALB	<i>Acer saccharum</i> 'Spartan Acorn'	Spartan Acorn Sugar Maple	2' - 3 1/2" cal.	As Shown
4	ALB	<i>Acer saccharum</i> 'Spartan Acorn'	Spartan Acorn Sugar Maple	4' - 4 1/2" cal.	As Shown
4	GT	<i>Thuja occidentalis</i> var. 'nana'	Thomas Green Hedgeplant	2' - 3 1/2" cal.	As Shown
4	GT	<i>Thuja occidentalis</i> var. 'nana'	Thomas Green Hedgeplant	4' - 4 1/2" cal.	As Shown
4	NS	<i>Nyssa glauca</i>	Blackgum	2' - 3 1/2" cal.	As Shown
4	NS	<i>Nyssa glauca</i>	Blackgum	4' - 4 1/2" cal.	As Shown
4	TD	<i>Taxodium distichum</i> 'Shamane Dwarf'	Shamane Dwarf Bald Cypress	10-12 H.	As Shown
4	TD-1	<i>Taxodium distichum</i> 'Shamane Dwarf'	Shamane Dwarf Bald Cypress	14-16 H.	As Shown
4	TD-1	<i>Taxodium distichum</i> 'Shamane Dwarf'	Shamane Dwarf Bald Cypress	4' - 4 1/2" cal.	As Shown
Ornamental Trees					
4	CC	<i>Cercis canadensis</i>	Eastern Redbud	2' - 3 1/2" cal.	As Shown
4	CC	<i>Cercis canadensis</i>	Eastern Redbud	4' - 4 1/2" cal.	As Shown
4	CG	<i>Crataegus ovata</i> var. 'nana'	Crataegus Hawthorn	2' - 2 1/2" cal.	As Shown
4	CG	<i>Crataegus ovata</i> var. 'nana'	Crataegus Hawthorn	4' - 4 1/2" cal.	As Shown
4	MH	<i>Magnolia virginiana</i> 'Henry VIII'	Henry VIII Sweet Bay Magnolia	10-12 H.	As Shown
4	HT	<i>Albizia julibrissis</i>	Star Magnolia	4-6 H.	As Shown
Evergreen Trees					
12	HT	<i>Thuja occidentalis</i> 'Savannah'	Savannah Holly	10' - 12 H.	As Shown
10	PS	<i>Pinus strobus</i>	Eastern White Pine	10' - 12 H.	As Shown
10	PS	<i>Pinus strobus</i>	Eastern White Pine	10' - 12 H.	As Shown
Shrubs					
100	AM-M	<i>Artemisia biennis</i> 'Moon'	Black Chokeberry	#1	As Shown
120	CO-M-1	<i>Cornus paniculata</i>	New Jersey Tea	#3	As Shown
171	CO-M-2	<i>Campanula medium</i> 'Duke Garden'	Duke Garden Japanese Plum Tree	#3	As Shown
86	CO-M-3	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-4	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-5	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-6	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-7	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
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86	CO-M-9	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-10	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
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86	CO-M-16	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
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86	CO-M-19	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-20	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-21	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-22	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-23	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-24	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-25	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-26	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-27	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-28	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-29	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-30	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-31	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-32	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-33	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-34	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-35	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-36	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-37	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-38	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-39	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-40	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-41	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-42	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-43	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-44	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-45	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-46	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-47	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-48	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-49	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-50	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-51	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-52	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-53	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-54	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-55	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-56	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-57	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-58	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-59	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-60	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-61	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
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86	CO-M-63	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-64	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-65	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-66	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-67	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-68	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-69	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-70	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-71	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-72	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
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86	CO-M-75	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
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86	CO-M-80	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-81	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-82	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-83	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-84	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-85	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-86	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-87	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
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86	CO-M-98	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-99	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown
86	CO-M-100	<i>Calluna heisteria</i> 'Sage'	Butterfly Bush	#3	As Shown

Clubhouse & Cart Barn – Detailed Landscaping Plan

CANOPY TREE



Acer rubrum 'October Glory'



Acer saccharum 'Green Mountain'



Ginkgo biloba 'Magyar'



Gleditsia triacanthos var. *inermis*



Liriodendron tulipifera



Nyssa sylvatica



Quercus coccinea



Taxodium distichum 'Shawnee Brave'



Ulmus americana 'Valley Forge'

EVERGREEN TREES



Pinus strobus



Ilex x 'Nellie R. Stevens'



Thuja x plicata 'Green Giant'

ORNAMENTAL TREES



Cercis canadensis



Crataegus crus-galli var. *inermis*



Chionanthus virginicus



Magnolia virginiana 'Henry Hicks'



Rhus typhina

Clubhouse & Cart Barn – Detailed Landscaping Plan

SHRUBS



Aronia melanocarpa 'Morton'



Ceanothus americanus



Cephalotaxus harringtonia 'Duke Gardens'



Cephalanthus occidentalis 'Sugar Shack'



Clethra alnifolia 'Compacta'



Cornus sericea 'Arctic Fire'



Diervilla lonicera 'Copper'



Fothergilla x intermedia 'Blue Shadow'



Hydrangea quercifolia 'Pee Wee'



Hypericum calycinum



Ilex glabra 'Compacta'



Ilex glabra 'Ilexfarrowtracyi'



Ilex opaca 'Maryland Dwarf'



Itea virginica 'Henry's Garnet'



Rhus aromatica 'Gro-Low'



Viburnum rhytidophyllum 'Green Trump'



Xanthoxiza simplicissima

GRASSES + PERENNIALS



Amsonia 'Blue Ice'



Amsonia hubrichtii



Asclepias tuberosa



Aster laevis 'Bluebird'



Aster novae-angliae 'Purple Dome'



Echinacea purpurea 'Magnus'



Eupatorium dubium 'Little Joe'



Geranium macrorrhizum 'Ingwersen's Variety'



Geranium x 'Rozanne'



Iris versicolor



Lysimachia lanceolata var. *purpurea*



Monarda bradburiana



Penstemon digitalis 'Husker Red'



Rudbeckia fulgida var. *fulgida*



Rudbeckia triloba



Andropogon virginicus



Carex vulpinoidea



Juncus effusus



Muhlenbergia capillaris 'White Cloud'



Panicum virgatum 'Shenandoah'



Schizachyrium scoparium 'Standing Ovation'



Sesleria autumnalis

The Clubhouse

Phase IV

Clubhouse - Existing



Clubhouse - Existing



Clubhouse - Existing



Clubhouse - Existing



Clubhouse - Historic



Clubhouse - Historic



THE PHILADELPHIA INQUIRER, SUNDAY MORNING, APRIL 9, 1916

COBB'S CREEK, CITY'S NEW GOLF COURSE, WHICH WILL SOON BE OPEN TO THE PUBLIC IS ONE OF FINEST AND BEST LAID OUT IN THE COUNTRY

Upper—Approach to clubhouses from the Mill road. Lower—Women's clubhouse and locker room

Men's clubhouse and locker rooms, side and front view. Windows of the office are seen at right of entrance

Natural Formation of Land Makes Links Pleasing and Difficult Enough for Most Exacting While Future Possibilities Are Abounding

BY VERDANT GREENE

When Gerald or Geraldine, a few weeks hence, return to the parental roof rightly tired out and talk of laying out a new golf course, a few courses have laid out on a dead level of unimproving uniformity. But enough has been said to prove that, while it was rather embarrassing

Upper—Double Water hazard on fourth hole. Lower—unique heart-shaped island putting green on 12th hole

Drives aⁿd Putts
by
Joe Bunker

It Happened in Golfland
BY VERDANT GREENE

Clubhouse Perspective



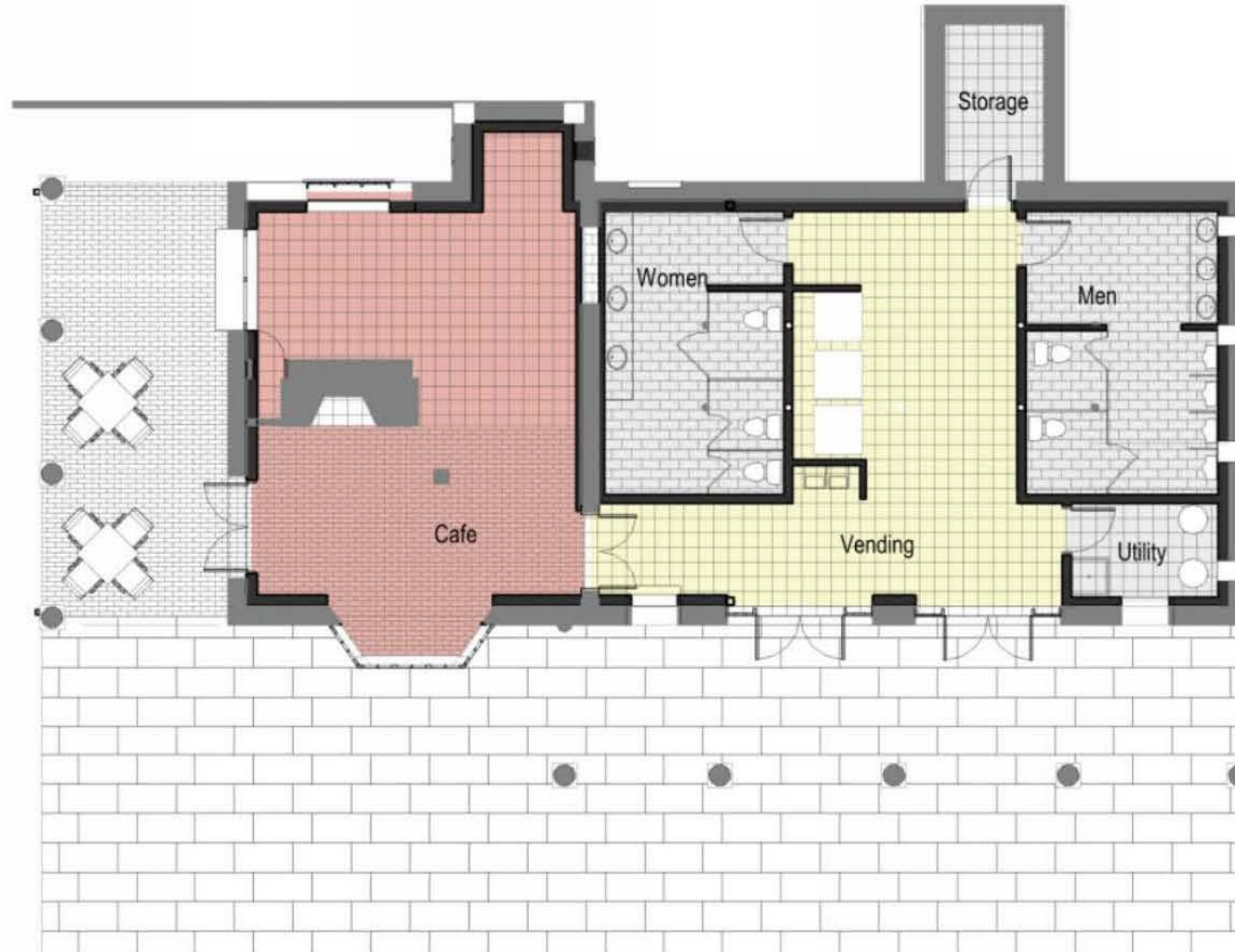
Clubhouse Perspective



Clubhouse Plans



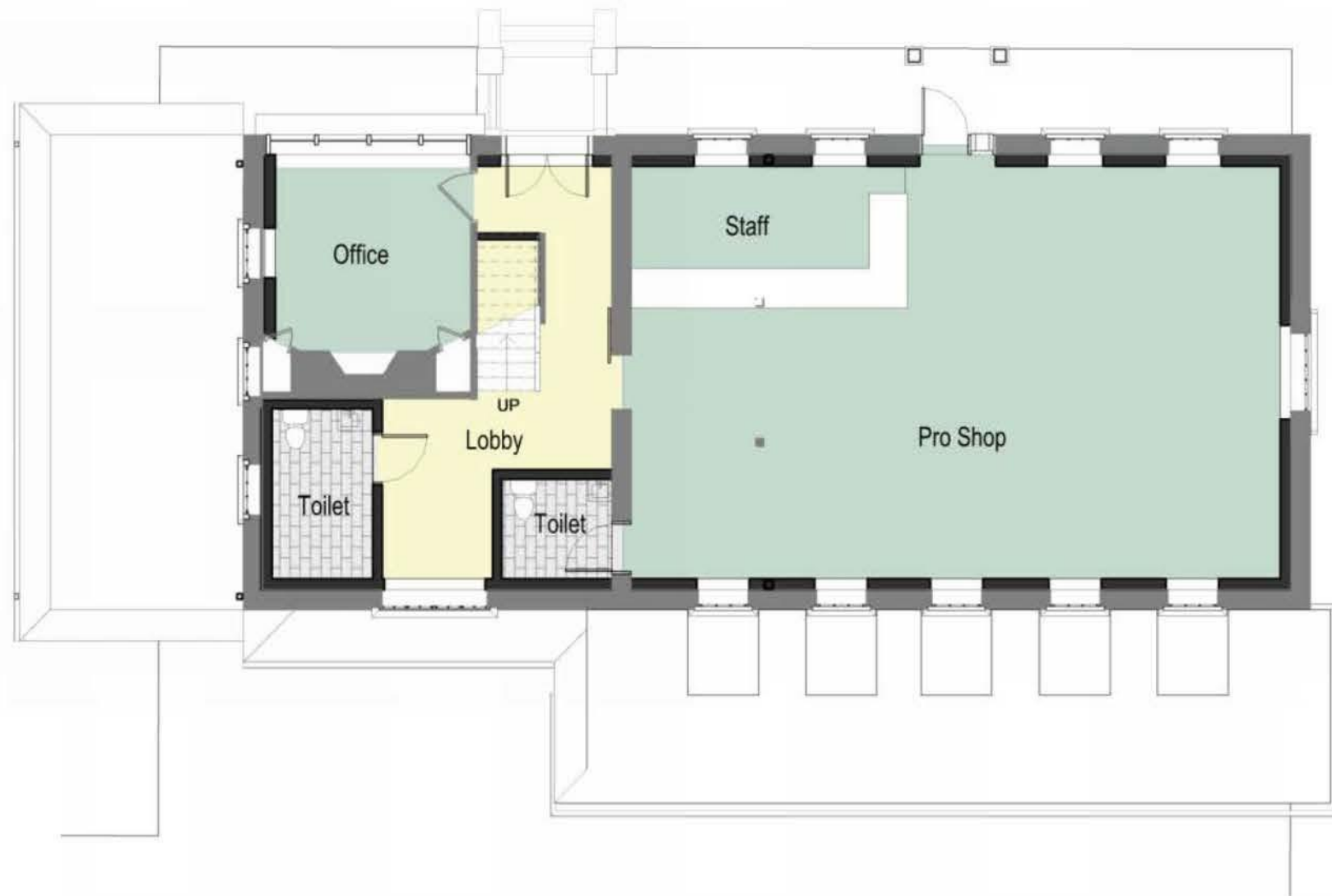
GROUND FLOOR



Clubhouse Plans



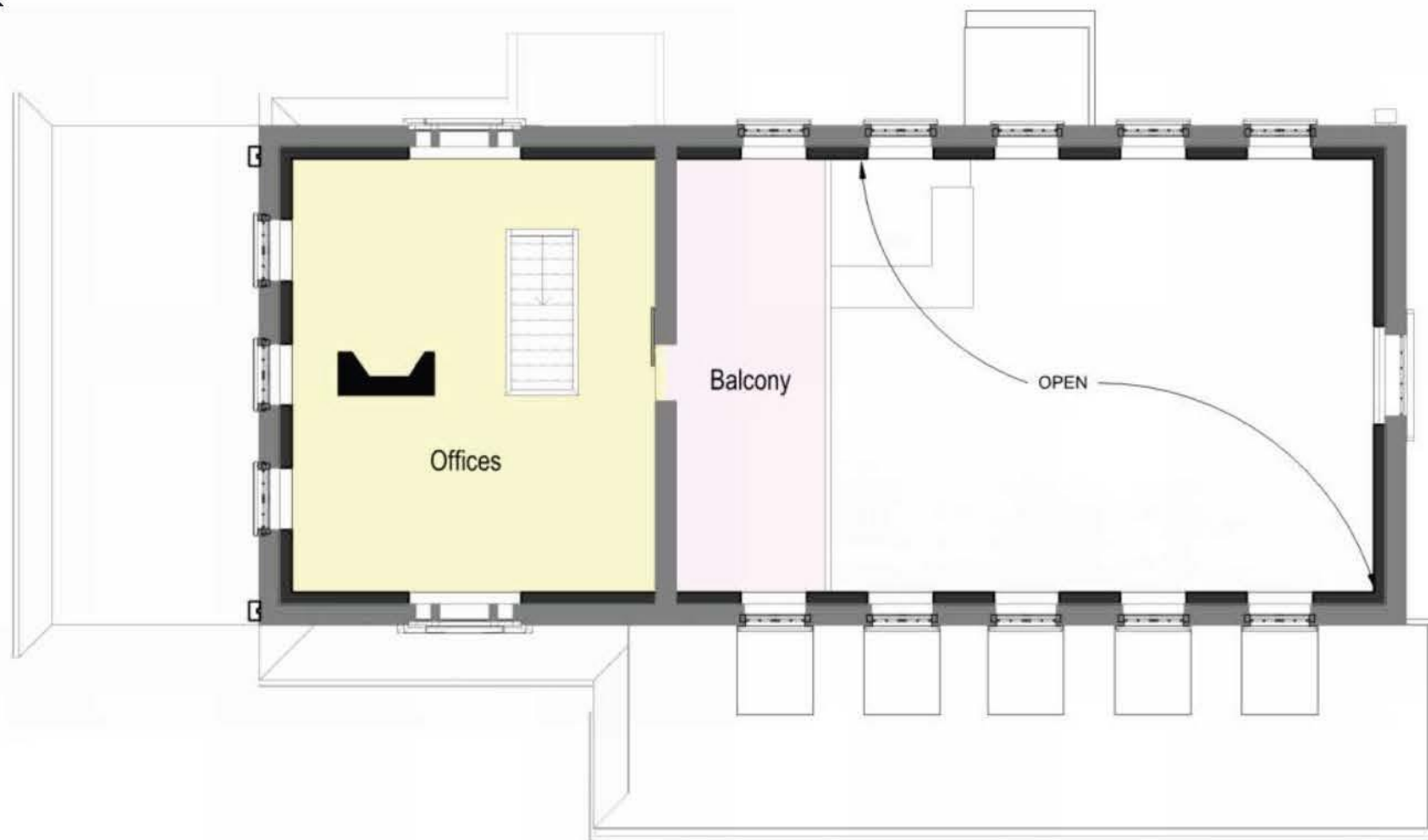
FIRST FLOOR



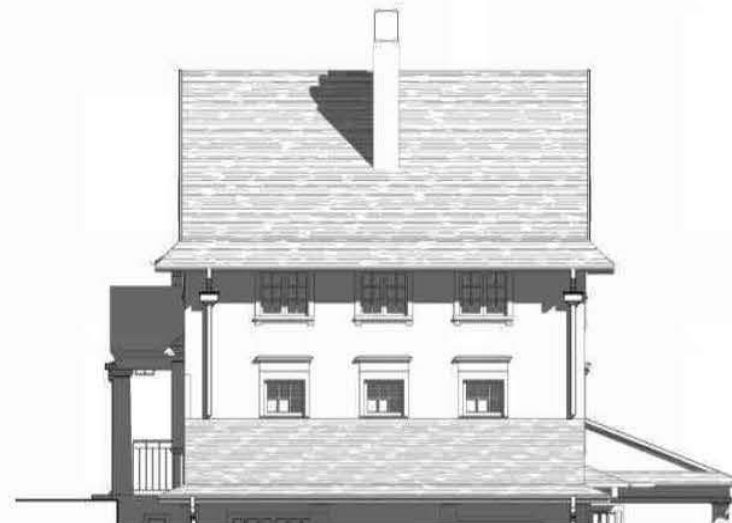
Clubhouse Plans



SECOND FLOOR



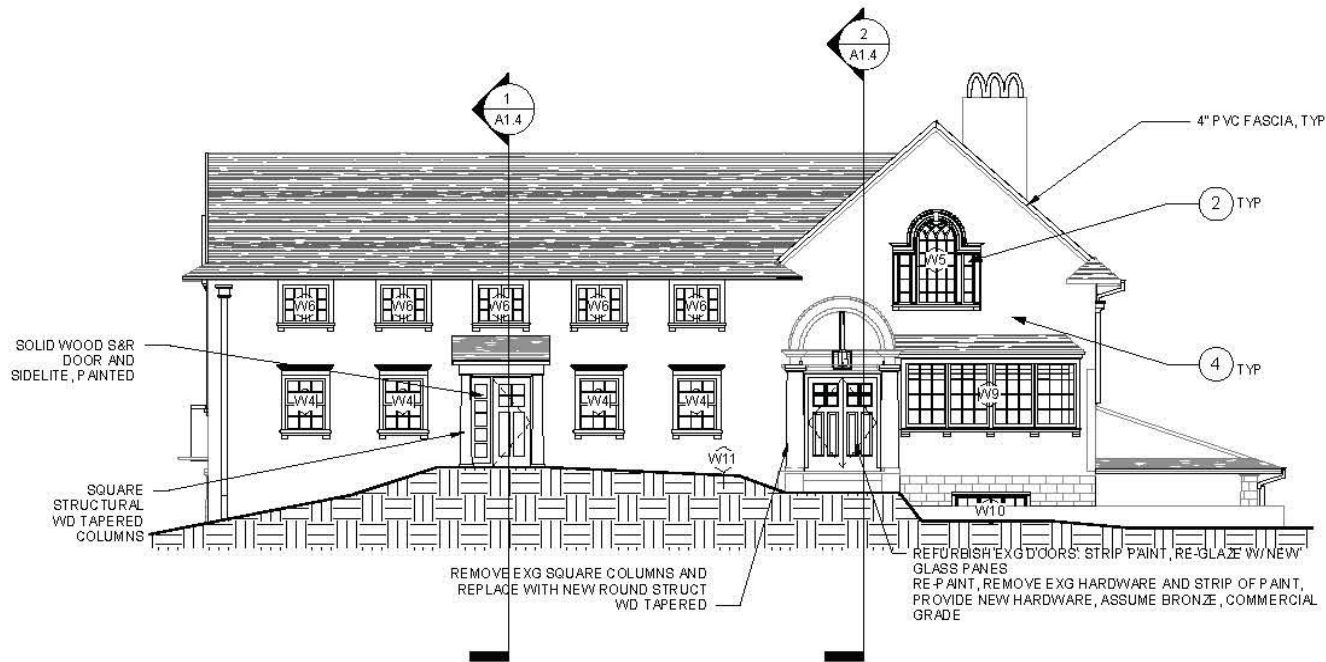
Clubhouse Elevations



Clubhouse Finishes



Clubhouse Elevations



- ② HISTORIC WINDOWS: REMOVE ALL EXISTING WINDOWS AND PROVIDE NEW CUSTOM METAL CLAD WOOD WINDOWS TO MATCH EXISTING HISTORIC PROFILES, SIMULATED DIVIDED LITES, INSULATED LOW E GLASS, MUNTIN PATTERNS AND WIDTHS AND SHAPES TO MATCH EXISTING HISTORIC WINDOWS. REMOVE ALL EXISTING WINDOW EXTERIOR TRIM AND PROVIDE IN PVC. ALL EXTERIOR TRIM SHALL BE MADE TO MATCH EXISTING HISTORIC TRIM PROFILES, SIZES, LENGTHS, ETC. ALL TRIM SHALL BE PAINTED, SEALANT, AND NAIL HOLES FILLED.
- ④ EXTERIOR STUCCO: PROVIDE ALLOWANCE FOR CRACK REPAIR. PAINT ENTIRE EXTERIOR STUCCO WITH ELASTOMERIC TOPCOAT.
- ⑤ ROOFING: BASE BID: PROVIDE GAF SLATELINE ASPHALT SHINGLE ROOFING. ALTERNATE: PROVIDE COMPOSITE SLATE ROOFING. EXISTING CURVED ROOF COPPER SHALL REMAIN.
- ⑥ PROVIDE COATED ALUMINUM FLASHING, CUSTOM HISTORIC GUTTER BOXES, 3"x4" DOWNSPOUTS, AND 6" HALF-ROUND GUTTERS. PROVIDE NEW PVC BEADBOARD/PLANK VENTILATED SOFFIT AT ALL EXPOSED ROOF EAVES. PROVIDE NEW PVC FASCIA AT ALL ROOF EDGES. WRAP EXISTING WOOD BEAMS ON EXTERIOR OVER PORCH COLUMNS.
- ⑦ PROVIDE ALLOWANCE FOR RE-POINTING EXISTING MASONRY COLUMNS. ASSUME 25% OF SURFACE AREAS.
- ⑩ PROVIDE NEW ALUMINUM CLAD, WOOD PATIO DOORS AND SIDELITES IN EXISTING OPENING.

Clubhouse Elevations



- ② HISTORIC WINDOWS: REMOVE ALL EXISTING WINDOWS AND PROVIDE NEW CUSTOM METAL CLAD WOOD WINDOWSTO MATCH EXISTING HISTORIC PROFILES, SIMULATED DIVIDED LITES, INSULATED LOW E GLASS. MUNTIN PATTERNS AND WIDTHS AND SHAPES TO MATCH EXISTING HISTORIC WINDOWS. REMOVE ALL EXISTING WINDOW EXTERIOR TRIM AND PROVIDE IN PVC. ALL EXTERIOR TRIM SHALL BE MADE TO MATCH EXISTING HISTORIC TRIM PROFILES, SIZES, LENGTHS, ETC. ALL TRIM SHALL BE PAINTED, SEALANT, AND NAIL HOLES FILLED.
- ④ EXTERIOR STUCCO: PROVIDE ALLOWANCE FOR CRACK REPAIR. PAINT ENTIRE EXTERIOR STUCCO WITH ELASTOMERIC TOPCOAT.
- ⑤ ROOFING: BASE BID: PROVIDE GAF SLATELINE ASPHALT SHINGLE ROOFING. ALTERNATE: PROVIDE COMPOSITE SLATE ROOFING. EXISTING CURVED ROOF COPPER SHALL REMAIN.
- ⑥ PROVIDE COATED ALUMINUM FLASHING, CUSTOM HISTORIC GUTTER BOXES, 3"x4" DOWNSPOUTS, AND 6" HALF-ROUND GUTTERS. PROVIDE NEW PVC BEADBOARD/PLANK VENTILATED SOFFIT AT ALL EXPOSED ROOF EAVES. PROVIDE NEW PVC FASCIA AT ALL ROOF EDGES. WRAP EXISTING WOOD BEAMS ON EXTERIOR OVER PORCH COLUMNS.
- ⑦ PROVIDE ALLOWANCE FOR RE-POINTING EXISTING MASONRY COLUMNS. ASSUME 25% OF SURFACE AREAS.
- ⑩ PROVIDE NEW ALUMINUM CLAD, WOOD PATIO DOORS AND SIDELITES IN EXISTING OPENING.

The Cart Barn

Phase IV



Existing Trailer; Former temporary clubhouse

Existing Golf Cart Storage Barn, to be demolished

Existing Maintenance building, scheduled for re-use as future Clubhouse

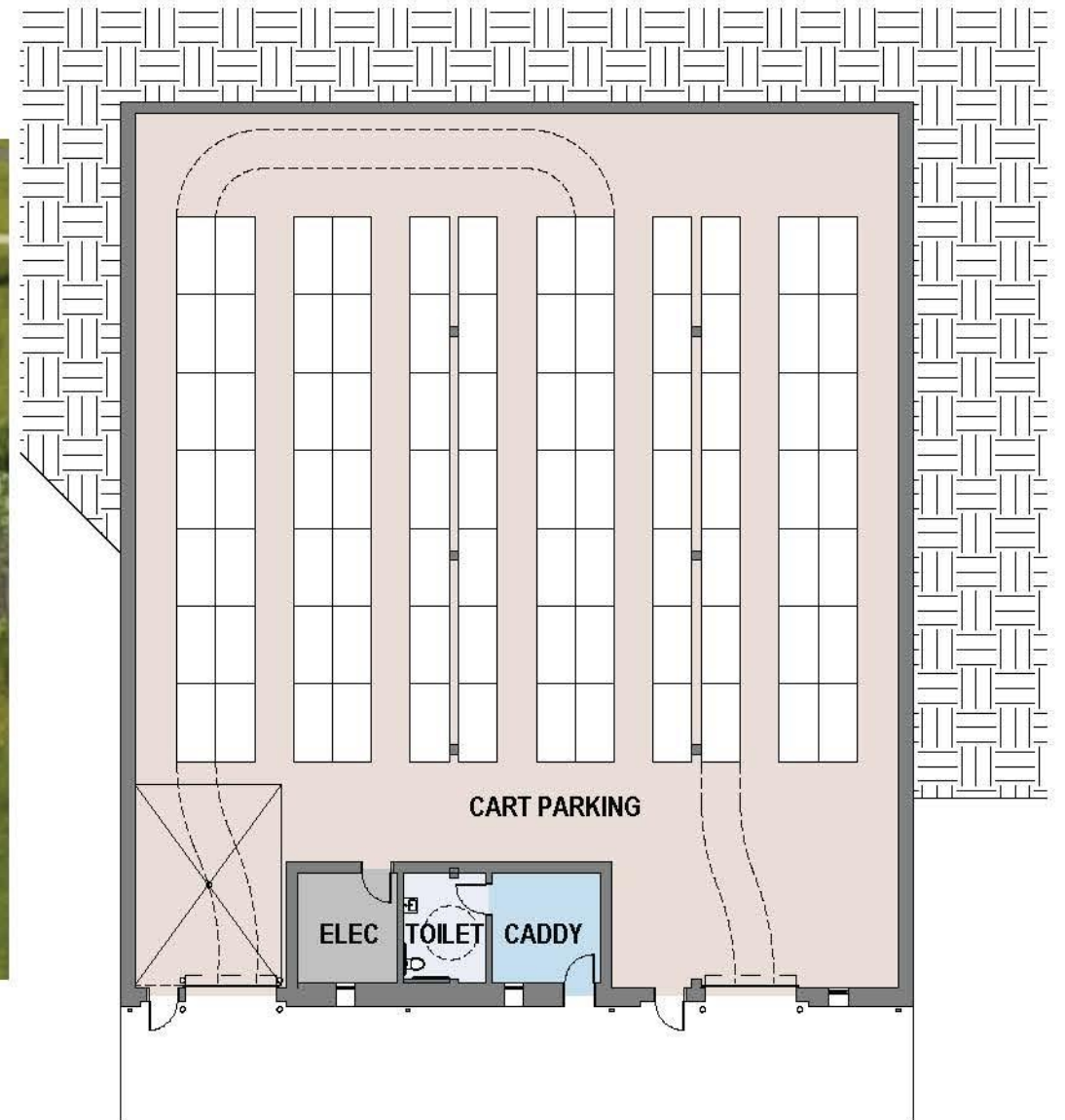
Existing Shed to be demolished

Existing Parking Lot to be Removed and enlarged

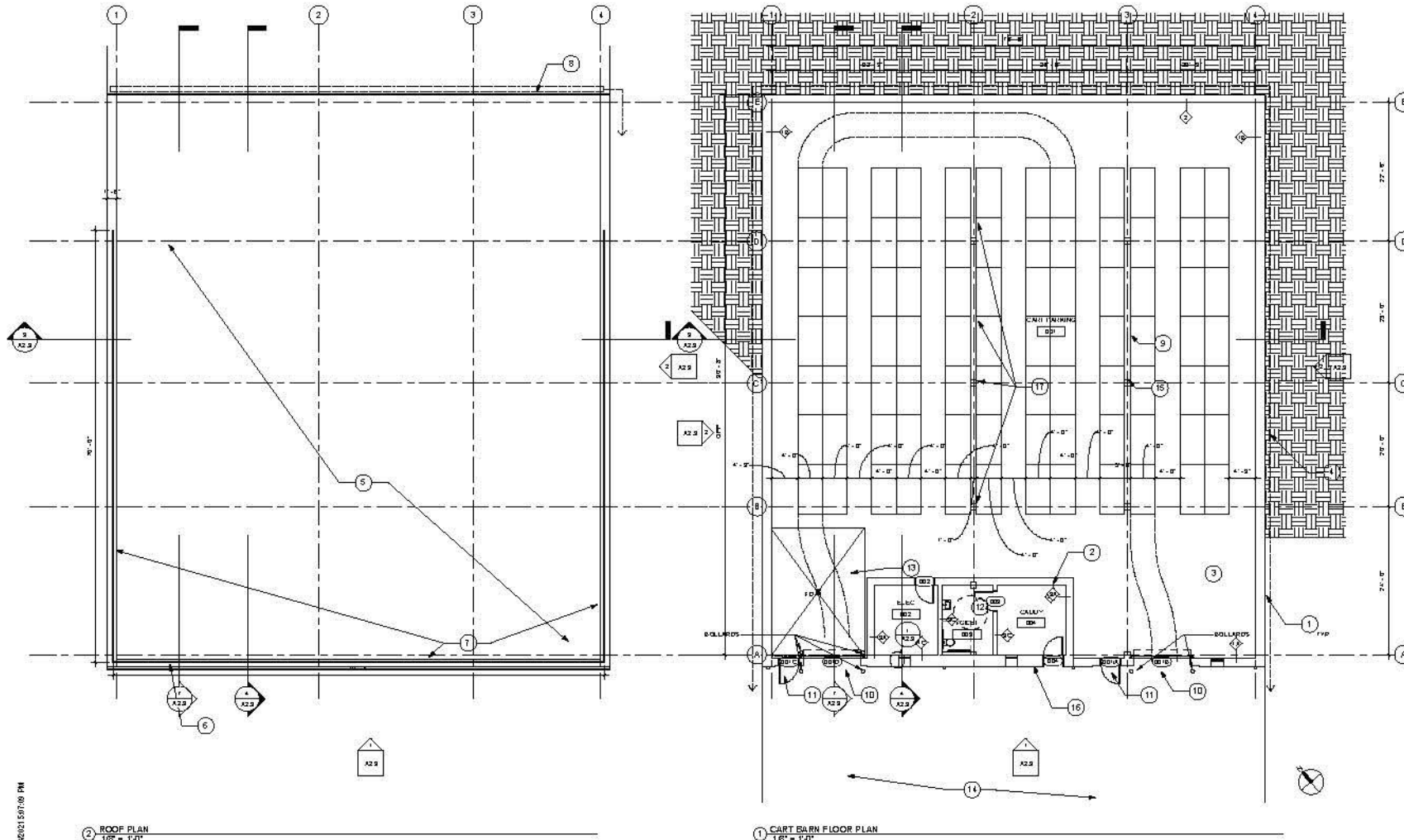
Cart Barn - Existing



Cart Barn – Perspective and Plan



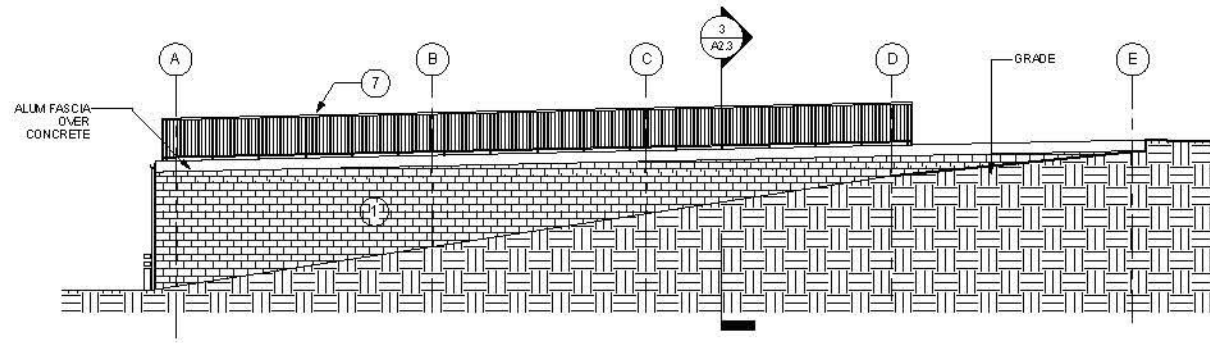
Cart Barn - Plan



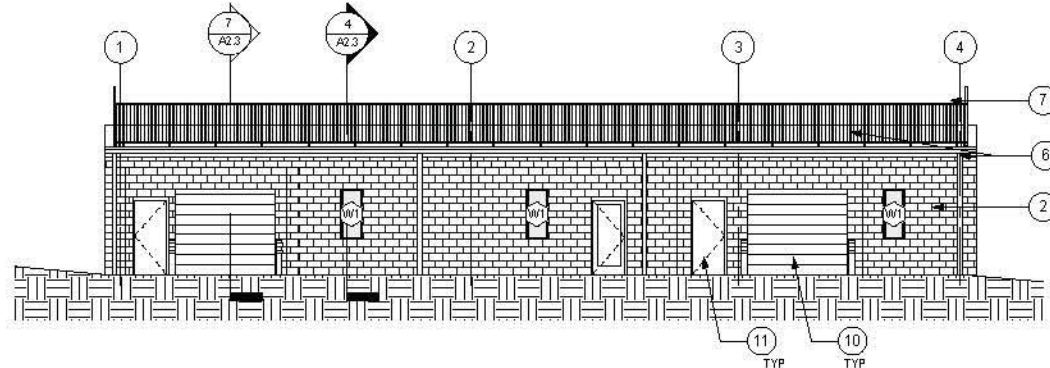
- 1 EXTERIOR WALLS: 4" SPLIT FACE CMU OVER WATERPROOFING OVER CONCRETE POURED WALLS. INTERIOR OF CONCRETE WALLS TO BE PAINTED.
- 2 INTERIOR WALL: PTD CMU
- 3 CONCRETE SLAB ON GRADE FLOORING
- 4 PROVIDE FOUNDATION DRAIN AROUND 3 SIDES OF THE STRUCTURE AND DAYLIGHT END OF PIPES. TIE PIPE INTO RETAINING WALL CONSTRUCTION. PROVIDE GEOTEXTILE FABRIC WRAP TIE IN WITH DRAINAGE BOARD AND WATERPROOFING MEMBRANE. EXTEND WATERPROOFING FROM ROOF LINE TO OUTER EDGE OF RETAINING WALL HEEL FOOTINGS. PROVIDE 1" WIDE CRUSHED STONE AROUND ENTIRE BUILDING BELOW GRADE.
- 5 ROOF: ARTIFICIAL TURF OVER DRAINAGE MAT OVER WATERPROOFING WALKABLE MEMBRANE ROOFING ON CONCRETE SLAB OVER METAL DECK
- 6 PROVIDE COATED ALUMINUM FLASHING, GUTTER BOXES, DOWNSPOUTS, AND GUTTERS.
- 7 48" HIGH PAINTED STEEL GUARD RAIL WITH VERTICAL PICKETS, MOUNTED IN
- 8 PROVIDE SECONDARY DRAIN AND TRENCH DRAIN, TIE INTO SUBGRADE FOUNDATION DRAIN.
- 9 BATTERY CHARGING STATIONS: REFER TO MEP NARRATIVE FOR POWER REQUIREMENTS. PROVIDE UN-STRUT FRAMING AND FR 3/4" PLYWOOD SHELVES TO BE SUSPENDED FROM STEEL STRUCTURE ABOVE TO WITHIN 8'-0" AFF. PROVIDE TOTAL 400 SF OF SHELVING (ASSUMES 4 SF FOR EACH OF THE 80 GOLF CARTS)
- 10 OVERHEAD COILING DOORS: MOTORIZED, PAINTED STEEL
- 11 PAINTED, GALVANIZED STEEL DOORS AND FRAMES THROUGHOUT
- 12 UN-SBX TOILETS: TANK-TYPE TOILETS, CERAMIC WALL SINKS, 24"x36" WALL MOUNTED SS MIRROR. PROVIDE 2'x2' ACT CEILING 1 WALL MOUNTED VANITY LIGHT FIXTURE AND 1 GENERAL ROOM 2'x2' LIGHT FIXTURE, BOTH LED. PROVIDE STAINLESS STEEL WALL MOUNTED SOAP DISPENSER, SS TOILET PAPER DISPENSER, HAND DRYER AND GRAB BARS.
- 13 SLOPED CONCRETE WASH PAD, INDOOR. PROVIDE FLOOR DRAINS TIED INTO SBWR. REFER TO MEP NARRATIVE.
- 14 PROVIDE ASPHALT PAVING.
- 15 PROVIDE LINEMARKING AT ALL INTERIOR CART PARKING SPACES AND DIRECTIONAL ARROWS.
- 16 PROVIDE ALLOWANCE FOR ADDITIONAL MISCELLANEOUS SIGNAGE FOR EXITS, TOILET SIGNAGE.
- 17 PAINTED STEEL COLUMN WITH 3" THICK CONCRETE ENCLOSURE EXTENDED FROM FLOOR TO DECK.

6/18/2021 5:17:00 PM

Cart Barn - Elevations



② CART BARN ELEVATION - SIDE
1/8" = 1'-0"



① CART BARN ELEVATION - FRONT
1/8" = 1'-0"

- ① EXTERIOR WALLS: 4" SPLIT FACE CMU OVER WATERPROOFING OVER CONCRETE POURED WALLS. INTERIOR OF CONCRETE WALLS TO BE PAINTED.
- ② EXTERIOR WALLS: 4" SPLIT FACE CMU OVER WATERPROOFING OVER REINFORCED MASONRY WALLS. INTERIOR OF MASONRY WALLS TO BE PAINTED.
- ⑤ ROOF: ARTIFICIAL TURF OVER DRAINAGE MAT OVER WATERPROOFING WALKABLE MEMBRANE ROOFING ON CONCRETE SLAB OVER METAL DECK
- ⑥ PROVIDE COATED ALUMINUM FLASHING, GUTTER BOXES, DOWNSPOUTS, AND GUTTERS.
- ⑦ 48" HIGH PAINTED STEEL GUARD RAIL WITH VERTICAL PICKETS, MOUNTED IN
- ⑩ OVERHEAD COILING DOORS: MOTORIZED, PAINTED STEEL
- ⑪ PAINTED, GALVANIZED STEEL DOORS AND FRAMES THROUGHOUT

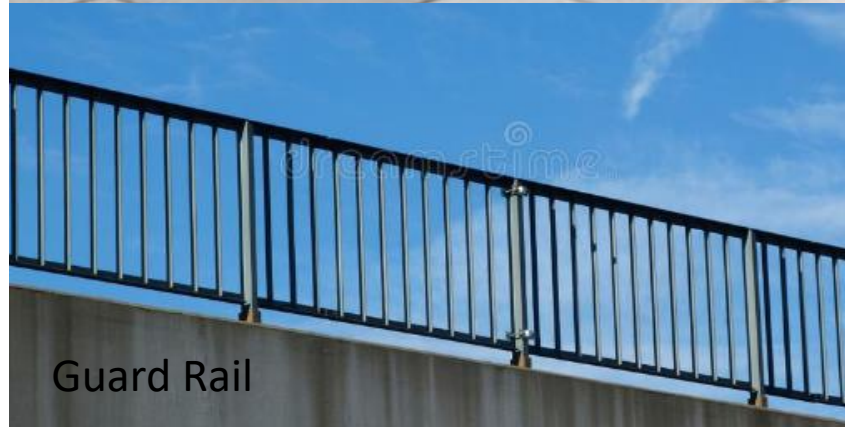
Cart Barn - Finishes



Artificial Turf on Roof



Splitface CMU Walls



Guard Rail



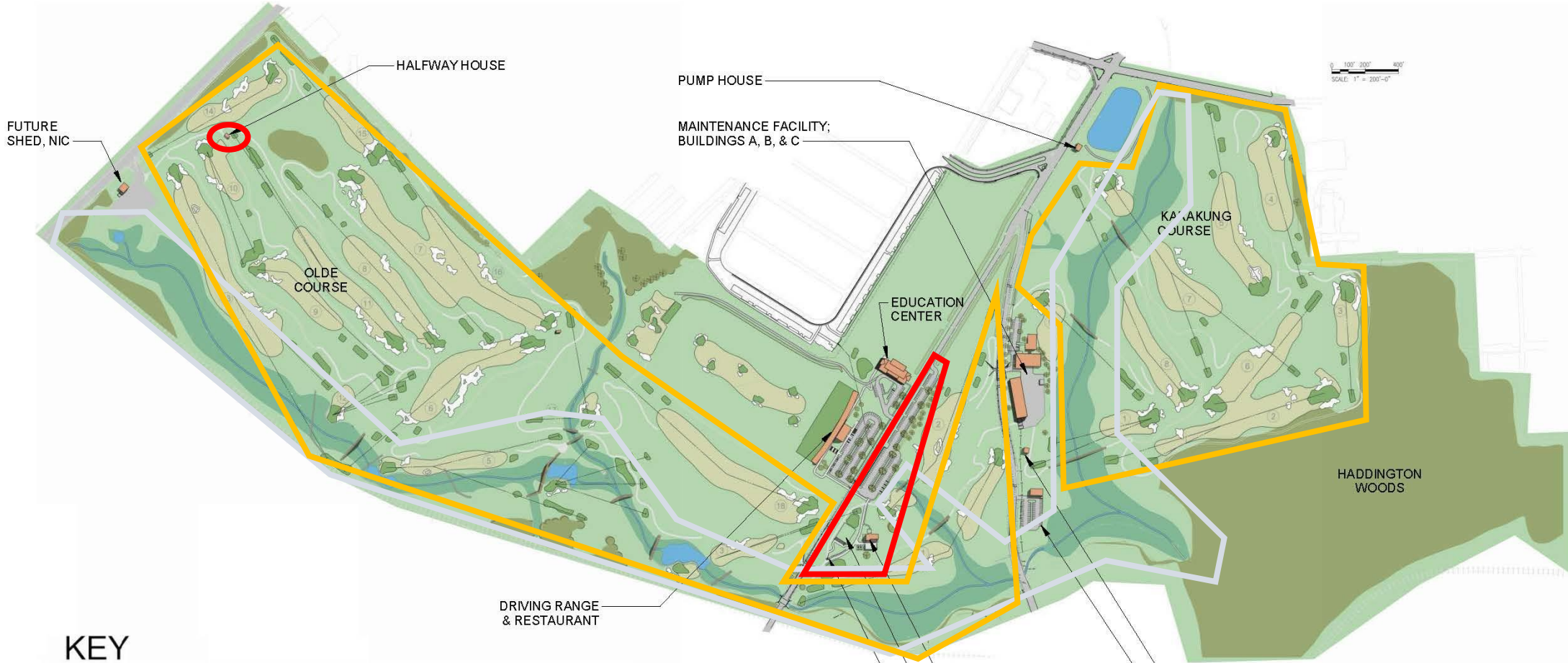
Aluminum Windows



Coiling Overhead Doors

The Halfway House

Phase IV



KEY

 Buildings	 Tunnels	 Pervious track paths
 Bridges	 Fairways, greens, sand traps	 Traffic Signals
 Waterways	 Hitting tee boxes	 Speed Tables
 Forest	 Impervious paths	 Mobile Food Trucks



Phase IV : Clubhouse & Cart Barn, Halfway House, Karakung Course, Restoration of Olde Course

Master Site Plan

prepared by:
Blackney Hayes Architect
April 6th, 2022

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FUTURE
SHED, NIC

HALFWAY HOUSE

OLDE
COURSE





City Line Pediatric
Dentistry &...

CITY AVENUE

Existing
Structure will
be renovated
into Halfway
House



Halfway House – Existing Conditions



Halfway House - Proposed



Halfway House Finishes



Gutters



SDL Metal
Clad Wood
Windows



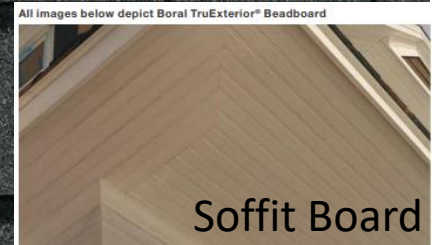
Existing masonry



Existing masonry



Roof Shingles

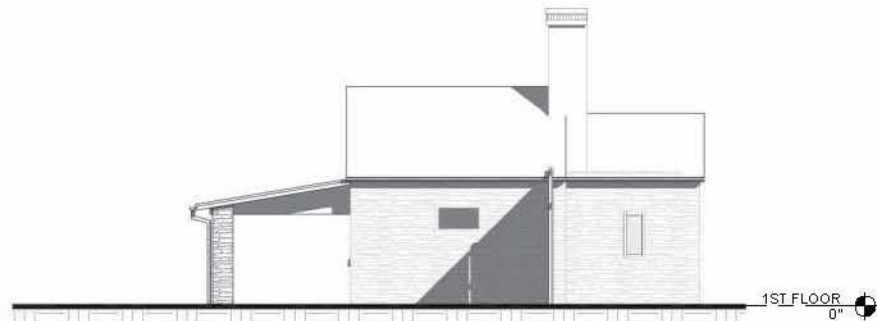


Soffit Board

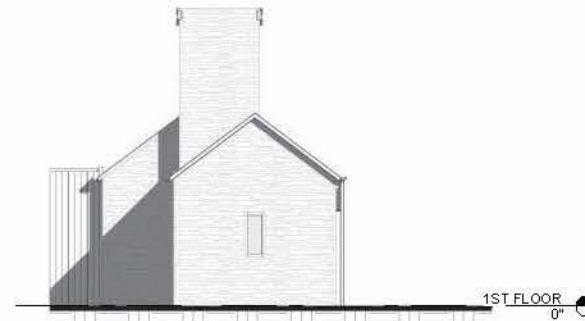


Stamped Concrete

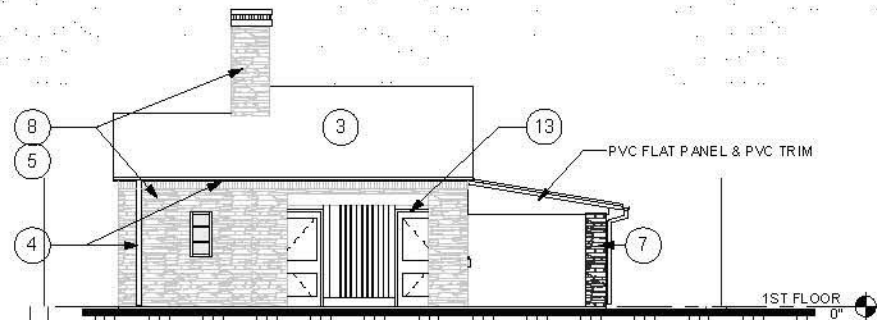
Golf Halfway House



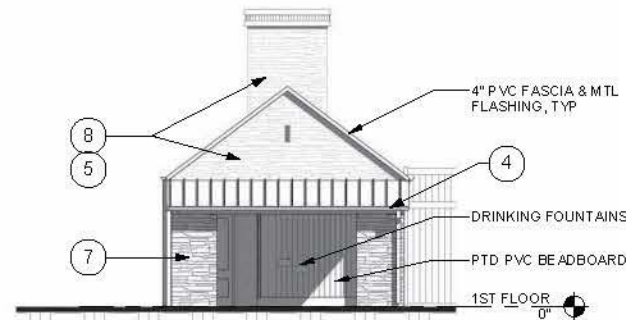
② NORTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"



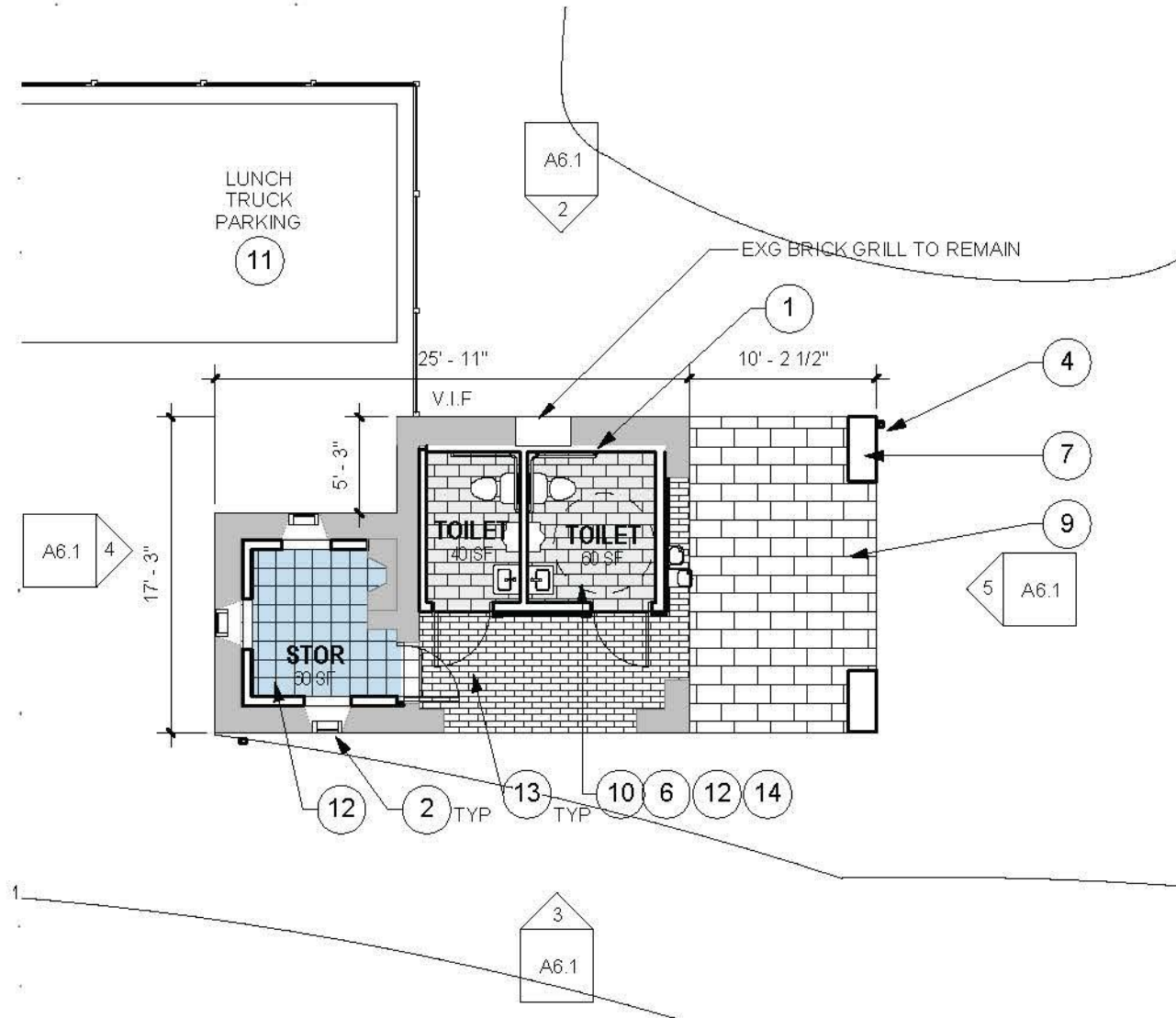
③ SOUTH ELEVATION
1/8" = 1'-0"



⑤ EAST ELEVATION
1/8" = 1'-0"

- ① TYPICAL FURRING: PROVIDE 6" METAL STUD FURRING AT 2'-0" OC AT ALL EXISTING EXTERIOR WALLS. OFFSET FROM EXG MASONRY AT 2" CLEAR. INFILL STUD CAVITIES WITH R19 BATT INSULATION, 5/8" MOISTURE RESISTANT GWB.
- ② HISTORIC WINDOWS: REMOVE ALL EXISTING WINDOW REMAINS. AND PROVIDE NEW CUSTOM METAL CLAD WOOD WINDOWSTO MATCH EXISTING HISTORIC PROFILES IN EXISTING MASONRY OPENINGS. SIMULATED DIVIDED LITES. INSULATED LOW E GLASS. MUNTIN PATTERNS AND WIDTHS AND SHAPES TO MATCH EXISTING HISTORIC WINDOWS. PROVIDE 5/4" WOOD INTERIOR SILLS. AT EXTERIOR, PROVIDE HEAD AND SILL FLASHING AND PVC BRICK MOLD.
- ③ ROOFING: BASE BID: PROVIDE GAF SLATELINE ASPHALT SHINGLE ROOFING. ALTERNATE: PROVIDE COMPOSITE SLATE ROOFING. PROVIDE 2X WOOD FRAMING AND SHEATHING FOR NEW ROOF. ALSO REFER TO STRUCTURAL CONCEPT SKETCHES. PROVIDE ICE WATER SHIELD OVER ENTIRE ROOF OF PRIOR TO SHINGLES.
- ④ PROVIDE COATED ALUMINUM FLASHING, GUTTER BOXES, DOWNSPOUTS, AND GUTTERS. 6" HALF ROUND GUTTERS 3/4" DOWNSPOUTS.
- ⑤ PROVIDE ALLOWANCE FOR RE-POINTING EXISTING MASONRY. ASSUME 25% OF SURFACE AREAS.
- ⑥ TRENCH EXISTING BRICK AND CONCRETE SLAB FOR PLUMBING WORK. PROVIDE SLAB INFLS AND FLOOR LEVELING FOR REMAINING EXISTING SLAB WHERE TO BE COVERED WITH NEW FLOORING FINISH (CERAMIC TILE). RE-MORTAR BRICK INTO FLOORING AFTER PLUMBING INSTALLED OUTSIDE OF THE TOILET ROOMS WHERE BRICK WILL REMAIN TO BE EXPOSED. PROVIDE MOISTURE COATING ON CONCRETE INSIDE TOILET ROOMS PRIOR TO INSTALLING CERAMIC TILE FLOORING.
- ⑦ SOLID STONE MASONRY COLUMNS, WITH CONCRETE FOOTING. SEE STRUCT
- ⑧ POWER-WASH EXISTING MASONRY PRIOR TO RE-POINTING.
- ⑨ PROVIDE STAMPED CONCRETE PATIO PAVING. SLOPE AWAY FROM BUILDING.
- ⑩ UNI-SEX TOILETS: TANK-TYPE TOILETS. CERAMIC WALL SINKS, 24"x36" WALL MOUNTED SS MIRROR. CERAMIC TILE WALL BASE, CERAMIC TILE FLOORING, CERAMIC TILE WAINSCOTING UP TO 4'-0". PTD GWB, PROVIDE PTD GWB CEILING, 1 WALL MOUNTED VANITY LIGHT FIXTURE AND 1 GENERAL ROOF LIGHT FIXTURE, BOTH LED. PROVIDE STAINLESS STEEL WALL-MOUNTED SOAP DISPENSER, SS TOILET PAPER DISPENSER, HAND DRYER. PROVIDE GRAB BARS, URINALS AND ALL REQUIRED VENTING AND EXHAUST. SEE MEP NARRATIVE FOR MORE INFORMATION.
- ⑪ ASPHALT PAVING
- ⑫ PROVIDE ACT CEILING ABOVE WITH R-30 BATT INSULATION LAID ON TOP OF CEILING.
- ⑬ PROVIDE STAMPED STEEL DOORS, 2 PANEL, STEEL FRAME, GALVANIZED AND PAINTED. PROVIDE ALL HARDWARE.
- ⑭ PROVIDE MISCELLANEOUS ROOM SIGNAGE

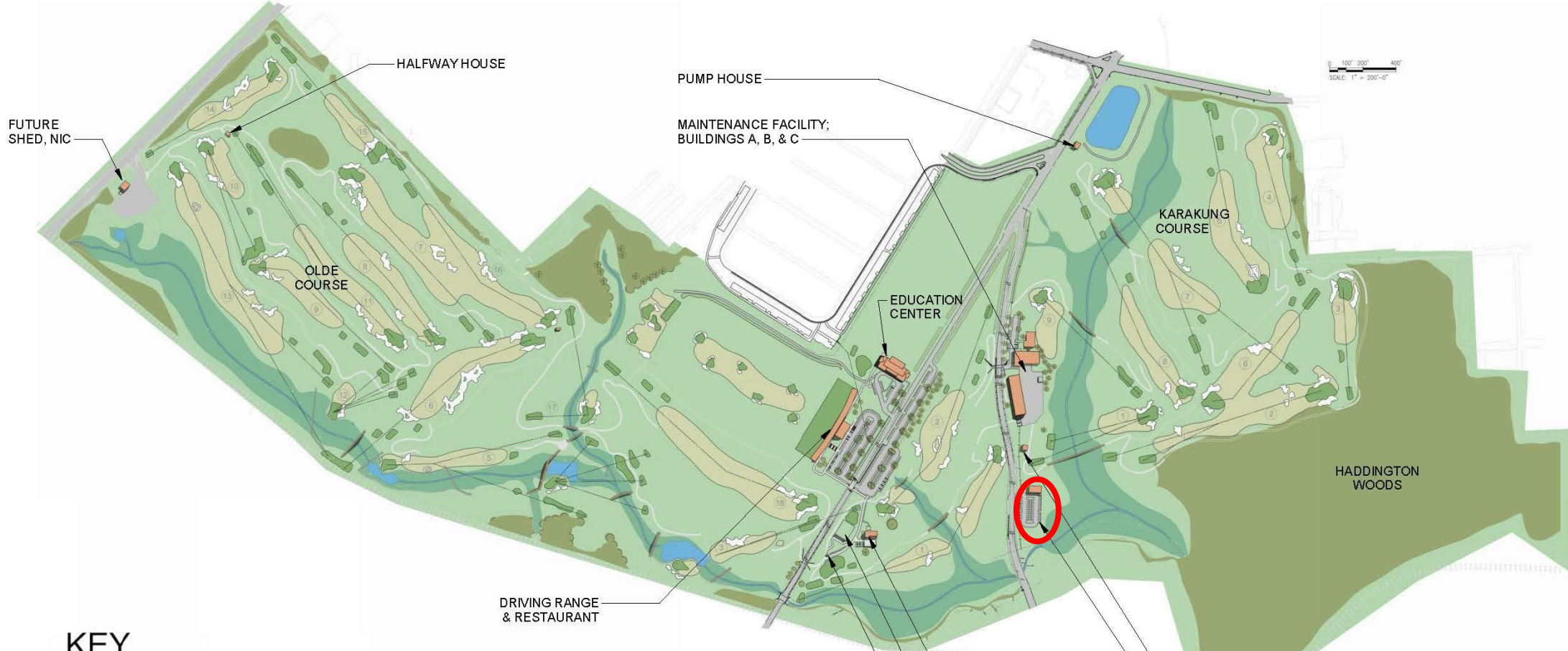
Golf Halfway House



- ① TYPICAL FURRING: PROVIDE 6" METAL STUD FURRING AT 2'-0" OC AT ALL EXISTING EXTERIOR WALLS. OFFSET FROM EXG MASONRY AT 2" CLEAR. INFILL STUD CAVITIES WITH R19 BATT INSULATION, 5/8" MOISTURE RESISTANT GWB.
- ② HISTORIC WINDOWS: REMOVE ALL EXISTING WINDOW REMAINS, AND PROVIDE NEW CUSTOM METAL CLAD WOOD WINDOWS TO MATCH EXISTING HISTORIC PROFILES IN EXISTING MASONRY OPENINGS. SIMULATED DIVIDED LITES, INSULATED LOW E GLASS, MUNTIN PATTERNS AND WIDTHS AND SHAPES TO MATCH EXISTING HISTORIC WINDOWS. PROVIDE 64" WOOD INTERIOR SILLS. AT EXTERIOR, PROVIDE HEAD AND SILL FLASHING AND PVC BRICK MOLD.
- ③ ROOFING: BASE BID: PROVIDE GAF SLATELINE ASPHALT SHINGLE ROOFING. ALTERNATE: PROVIDE COMPOSITE SLATE ROOFING. PROVIDE 2X WOOD FRAMING AND SHEATHING FOR NEW ROOF. ALSO REFER TO STRUCTURAL CONCEPT SKETCHES. PROVIDE ICE WATER SHIELD OVER ENTIRE ROOF PRIOR TO SHINGLES.
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- ⑦ SOLID STONE MASONRY COLUMNS, WITH CONCRETE FOOTING. SEE STRUCT
- ⑧ POWER-WASH EXISTING MASONRY PRIOR TO RE-POINTING.
- ⑨ PROVIDE STAMPED CONCRETE PATIO PAVING. SLOPE AWAY FROM BUILDING.
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- ⑪ ASPHALT PAVING
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- ⑬ PROVIDE STAMPED STEEL DOORS, 2 PANEL, STEEL FRAME, GALVANIZED AND PAINTED. PROVIDE ALL HARDWARE.
- ⑭ PROVIDE MISCELLANEOUS ROOM SIGNAGE

The Karakung Cart Barn

Phase V



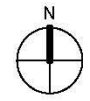
0 100' 200' 300'
SCALE: 1" = 200'-0"

KEY

- | | | |
|---|--|--|
|  Buildings |  Tunnels |  Pervious track paths |
|  Bridges |  Fairways, greens, sand traps |  Traffic Signals |
|  Waterways |  Hitting tee boxes |  Speed Tables |
|  Forest |  Impervious paths |  Mobile Food Trucks |



Phase V : Karakung Cart Barn



Master Site Plan

prepared by:
Blackney Hayes Architect

April 6th, 2022

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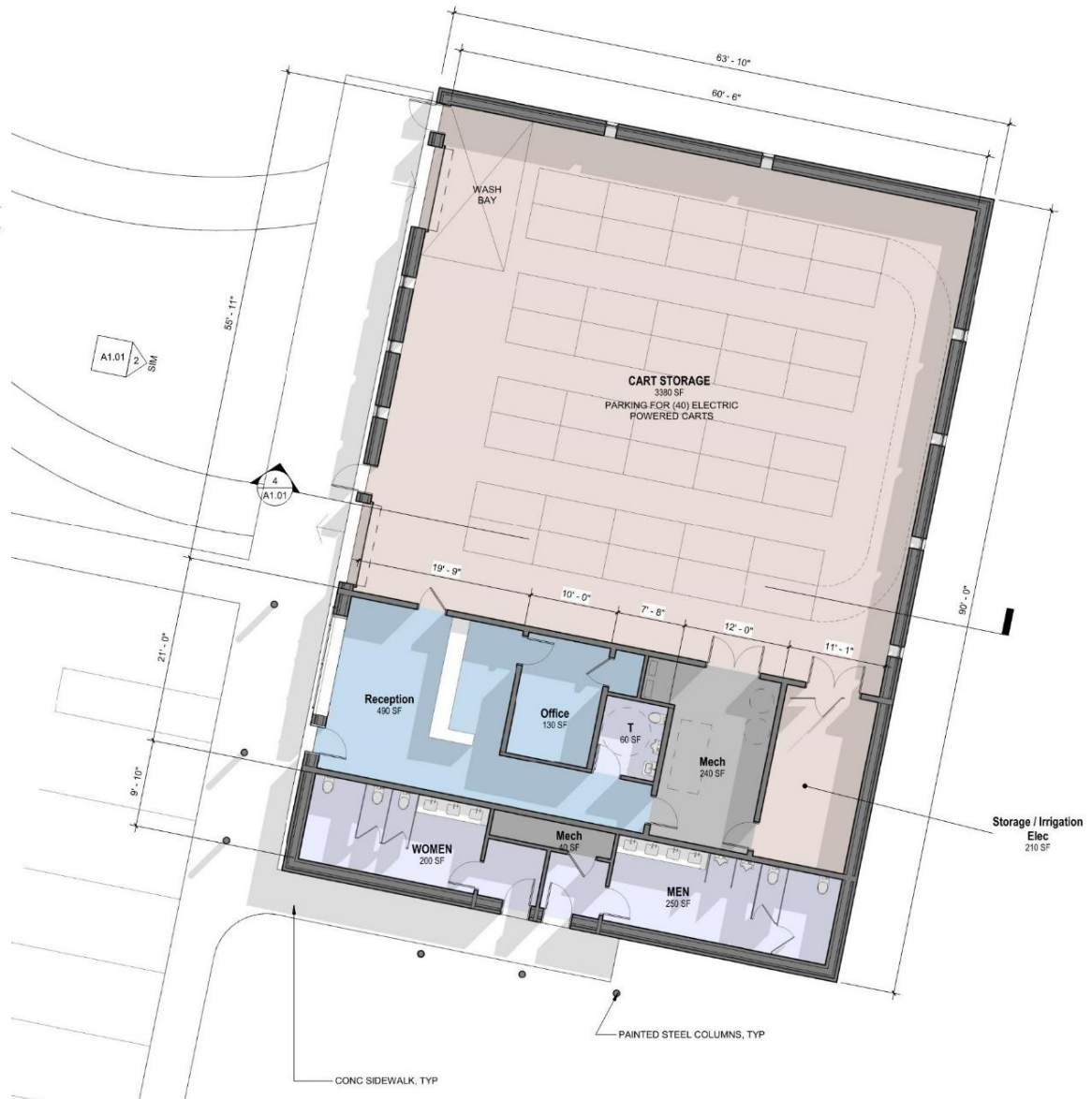
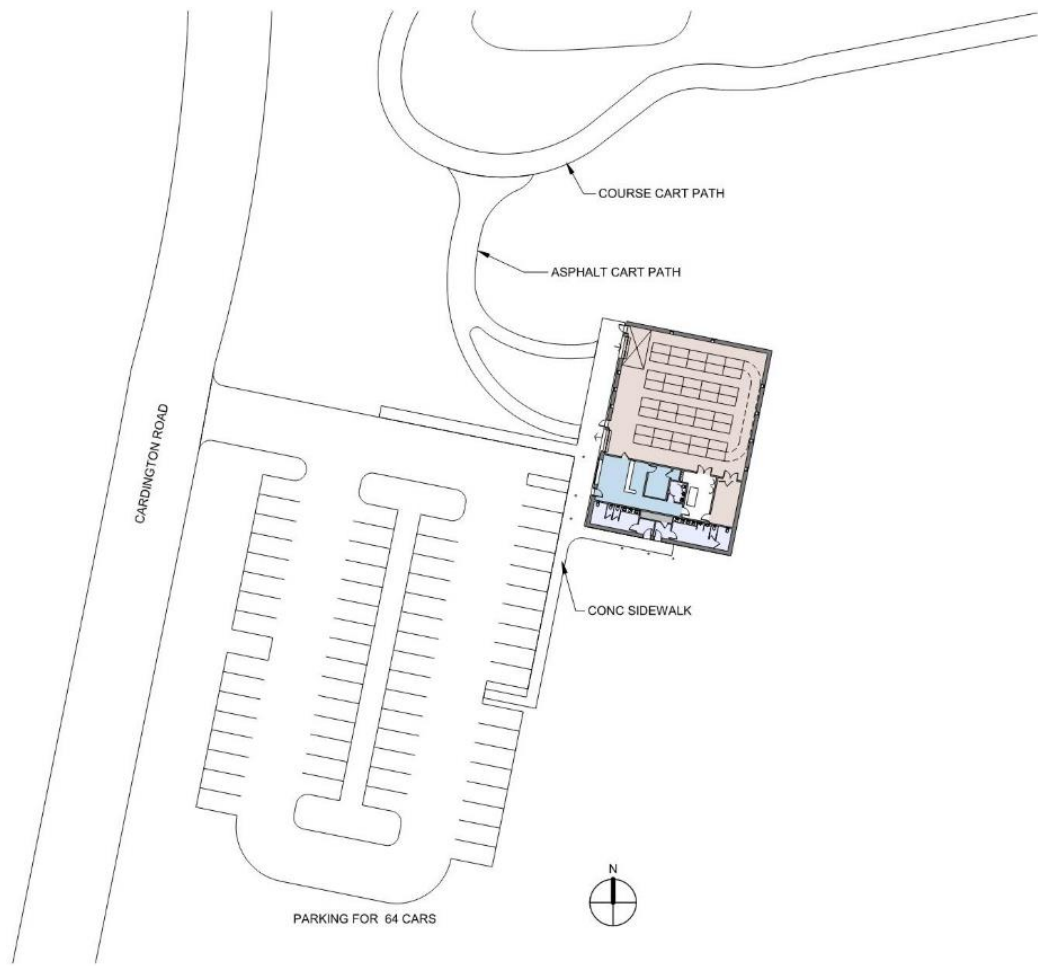


Indian Creek

Karakung Cart Barn Plan

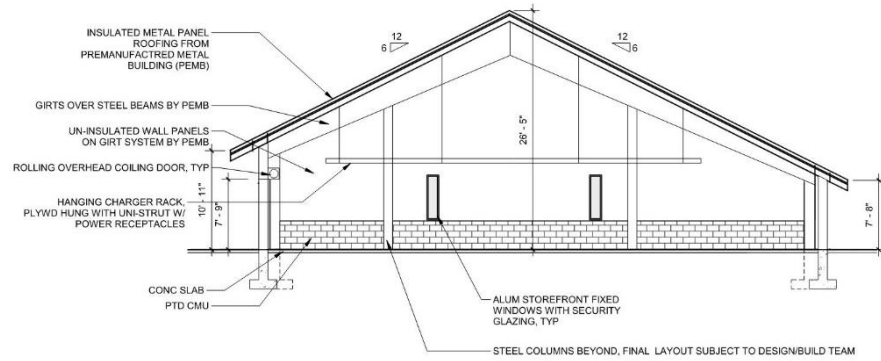


Karakung Cart Barn Plan

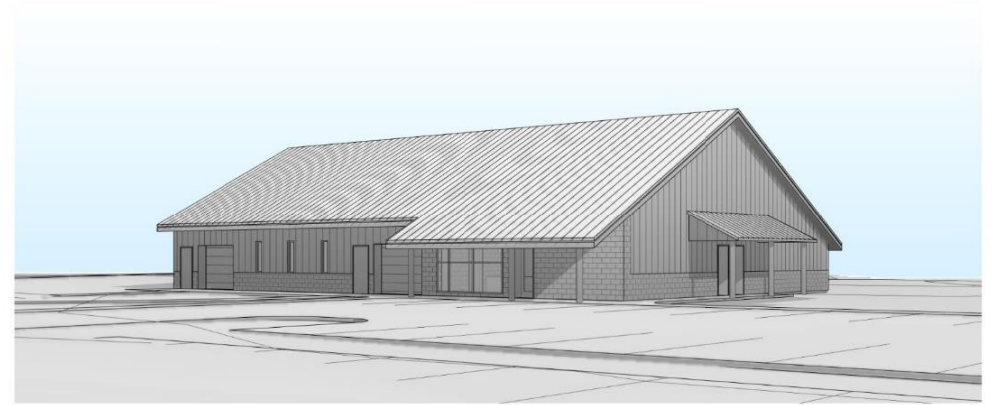
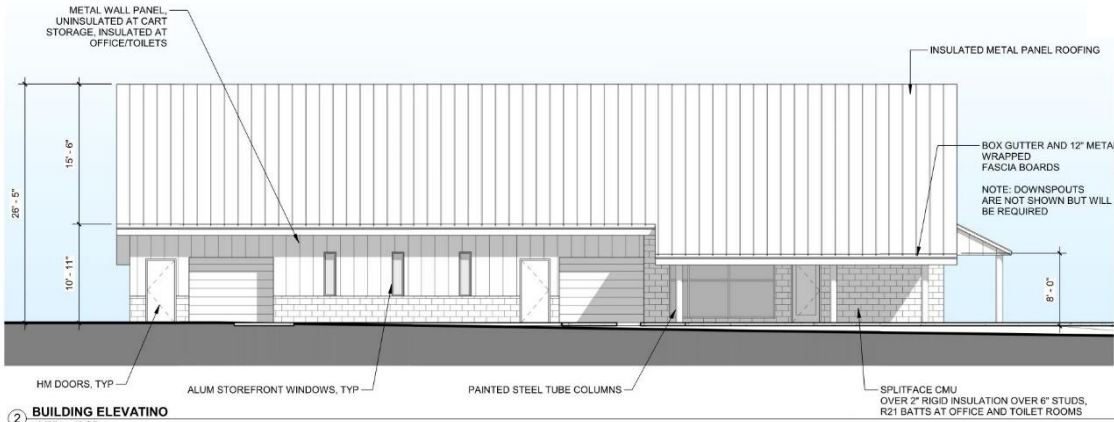


③ 1ST FLOOR PLAN Copy 1 Copy 1
1/8" = 1'-0"

Karakung Cart Continued



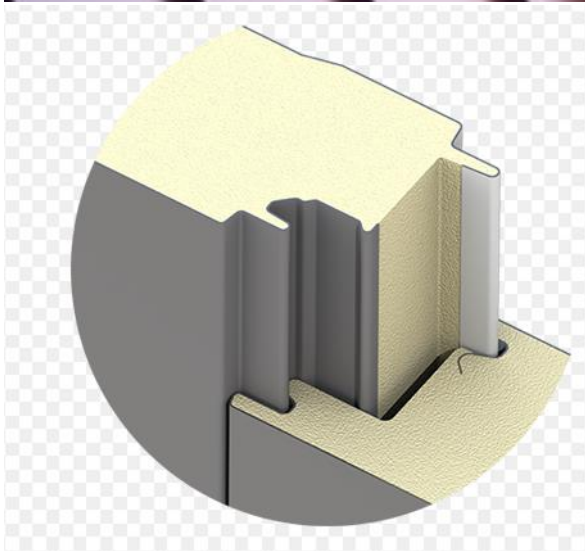
④ BUILDING SECTION
1/8" = 1'-0"



① PERSPECTIVE VIEW

Karakung Cart Finishes

Metal Standing Seam Roof



Cross section at wall panels

Overhead Coiling Doors



Aluminum Windows



Metal panel walls



Splitface Cmu

Cobbs Creek Permit Status

Restoration - Project Timeline



ID #	TASK	START	END	DUR (WDs)	2021				2022				2023				2024							
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
PROJECT DURATION		Jan-21	Jun-24	881	[Green bar spanning from Jan-21 to Jun-24]																			
1.0	LEASE OBLIGATIONS	Mar-21	Jun-21	60	[Black bar]																			
1.1	Submit Master Plan	Mar-21	Mar-21	1	●																			
1.2	Complete Community Access Plan	Mar-21	Mar-21	1	●																			
1.3	Complete Community Engagement	Mar-21	Mar-21	1	●																			
1.4	City Council	Mar-21	Jun-21	60	[Grey bar]																			
1.5	Finalize Lease Amendments	Apr-21	Apr-21	1	●																			
1.6	Normal Submission	Jun-21	Jun-21	1	●																			
1.7	Lease Commencement	Jun-21	Jun-21	1	●																			
2.0	PRE-CONSTRUCTION PERMITTING	Jan-21	Jun-22	365	[Black bar]																			
2.1	Review & Approval	May-21	Jun-22	280					[Grey bar]															
2.2	DESIGN	Jan-21	Mar-22	299	[Grey bar]																			
2.2.1	Design Process	Jan-21	Mar-22	299	[Grey bar]																			
2.3	BUDGET REVIEW	Apr-21	Jul-21	67	[Grey bar]																			
2.3.1	Evaluation Period	Apr-21	Jul-21	67	[Grey bar]																			
3.0	CONSTRUCTION	Sep-21	Jun-24	709	[Black bar]																			
3.1	BIDDING & SELECTION	Sep-21	Apr-22	150					[Grey bar]															
3.1.1	Bid & Award	Sep-21	Apr-22	150					[Grey bar]															
3.2	PROJECTS	May-22	Jun-24	560	[Grey bar]																			
3.2.1	Creek Restoration	May-22	Jun-24	560	[Grey bar]																			
3.2.2	Irrigation Water Infrastructure	Apr-22	Apr-23	258					[Grey bar]															
3.2.3	Sitework	Jun-22	Jun-23	259					[Grey bar]															
3.2.4	Maintenance Facility	Apr-22	Dec-22	185					[Grey bar]															
3.2.5	Clubhouse Renovation	Apr-22	Dec-22	185					[Grey bar]															
3.2.6	Cobbs Creek - 18 Holes	Apr-22	Jun-24	560	[Grey bar]																			
3.2.7	Driving Range Facility	Jun-22	Jun-23	259					[Grey bar]															
3.2.8	Education Center & Short Course	Jun-22	Jun-23	259					[Grey bar]															
3.2.9	Karakung - 9 Holes	Apr-23	Jun-24	302									[Grey bar]											

CCRCF highlight Completed versus open

TODAY

Miscellaneous - The Site Steep Slopes

EXISTING LEGEND	
[Symbol]	WOODS LINE
[Symbol]	BUILDING
[Symbol]	CONCRETE CURB
[Symbol]	MAJOR CONTOUR LINE
[Symbol]	MINOR CONTOUR LINE
[Symbol]	GAS LINE
[Symbol]	POTABLE WATER
[Symbol]	SANITARY SEWER
[Symbol]	TELECOMMUNICATION CONDUIT
[Symbol]	ELECTRIC CONDUIT
[Symbol]	FENCE
[Symbol]	UNKNOWN MANHOLE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	SANITARY MANHOLE
[Symbol]	STORM MANHOLE
[Symbol]	STORM/SANITARY MANHOLE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	WATER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	UNKNOWN VALVE
[Symbol]	SEWER VENT
[Symbol]	FIRE HYDRANT
[Symbol]	UTILITY POLE/STREET LIGHT
[Symbol]	LIGHT POLE
[Symbol]	SON
[Symbol]	FLAG POLE
[Symbol]	TREE
[Symbol]	CITY INLET
[Symbol]	GRATE INLET
[Symbol]	MELIANDS
[Symbol]	PROPERTY LINE
[Symbol]	100 YEAR FLOODPLAIN
[Symbol]	FLOODWAY LINE

PROPOSED LEGEND	
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED NETTING
[Symbol]	PROPOSED VEGETATIVE WALL
[Symbol]	CITY OF PHILADELPHIA STEEP SLOPE PROTECTION AREA
[Symbol]	100' LIMIT OF DISTURBANCE
[Symbol]	150' LIMIT OF SITE CLEARING
[Symbol]	EXISTING SLOPES BETWEEN 15% AND 25%
[Symbol]	EXISTING SLOPES GREATER THAN 25%

DATUM CONVERSION FACTOR TABLE		
NAVD 88	NGVD 29	CITY DATUM
100.00	101.10	95.08

1. CONVERSION FACTOR OF 6.02 HAS BEEN USED FOR THE CONVERSION BETWEEN NAVD88 AND CITY DATUM (CITY DATUM + 6.02 = NAVD29) IN THE SEVENTH SURVEY DISTRICT.
 2. CONVERSION FACTOR OF 1.0958 HAS BEEN USED BETWEEN NAVD29 AND NAVD88 (NAVD88 + 1.0958 = NAVD29).

NOTE:
 TOTAL AREA OF DISTURBANCE IS 8,509,537 SF (195.4 ACRES).



ZONING DATA TABLE			
SP-PD-A-SPECIAL PURPOSE-PARKS and OPEN SPACE-ACTIVE			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
PERMITTED USE	ACTIVE RECREATION	ACTIVE RECREATION	ACTIVE RECREATION
MIN. LOT WIDTH (FT)	16	3,728	3,728
MIN. LOT AREA (SQ FT)	15,000	7,693,672	7,693,672
MIN. OPEN AREA (%)	20	>99	>99
MIN. FRONT SETBACK (FT)	0	160	160
MIN. SIDE YARD (FT)	12	N/A	N/A
MIN. REAR YARD (FT)	9	N/A	N/A

- NOTES:
1. THE ON-SITE LANDSCAPE AND TREE REQUIREMENTS [814-705(1)], INCLUDING THE TREE REPLACEMENT REQUIREMENTS [814-705(1)(c)] ARE NOT APPLICABLE TO LOTS WITH A PRINCIPAL PARKS AND OPEN SPACE USE.
 2. EXISTING TOPOGRAPHY AND OTHER SURFACE INFORMATION BASED ON PHOTOGRAMMETRIC & LIDAR SURVEY CONDUCTED IN NOVEMBER 2019 AND A SUPPLEMENTAL GROUND SURVEY WAS PERFORMED BY CEDARVILLE ENGINEERING GROUP, LLC, FROM NOVEMBER 2019 TO JANUARY 2020.
 3. GROUND SURVEY CONTROL WAS PERFORMED BY CEDARVILLE ENGINEERING GROUP, LLC; ELEVATIONS ARE EXPRESSED IN FEET AND ARE BASED ON NAVD 88. HORIZONTAL LOCATIONS ARE BASED ON PENNSYLVANIA NAD 83, SOUTH ZONE (US SURVEY FEET).
 4. UNDERGROUND UTILITY LINES SHOWN HEREON, GAS, ELECTRIC, TELEPHONE AND WATER ALIGNMENTS ARE BASED ON A "BEST FIT" OF UTILITY PLANS PROVIDED BY UTILITY COMPANIES AND SURVEYED LOCATIONS OF EXISTING HARDWARE FEATURES SUCH AS VALVES AND MANHOLES.
 5. THE ACCURACY REGARDING LOCATION AND OR DEPTH OF ALL UTILITIES CANNOT BE GUARANTEED. PRIOR TO ANY DIGGING, DRILLING, TRENCHING OR OTHER EARTHMOVING ACTIVITIES, THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE SITE. FOR INFORMATION REGARDING UTILITIES, CONSULT PENNSYLVANIA ONE CALL 1-800-242-1776.
 6. MERIDIANS AND BEARINGS ARE REFERENCED TO CITY PLAN NO. 167 DATED NOVEMBER 12TH, 2001 AND CITY PLAN NO. 348 DATED AUGUST 10TH, 2001. LOT BEARINGS AND DISTANCES ARE SHOWN IN PHILADELPHIA DISTRICT STANDARDS. ALL OTHER DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET.



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 8900 Conestoga, PA 19381
 717-688-2348

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Project
Cobbs Creek Golf Course Restoration

Project Address:
 7800 City Avenue
 Philadelphia, PA 19151

Sheet Title:
Zoning Plan



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Revision	Date	Comments	Δ

Z.01

NOT FOR CONSTRUCTION - ZONING PLAN SUBMISSION - 6/24/2022

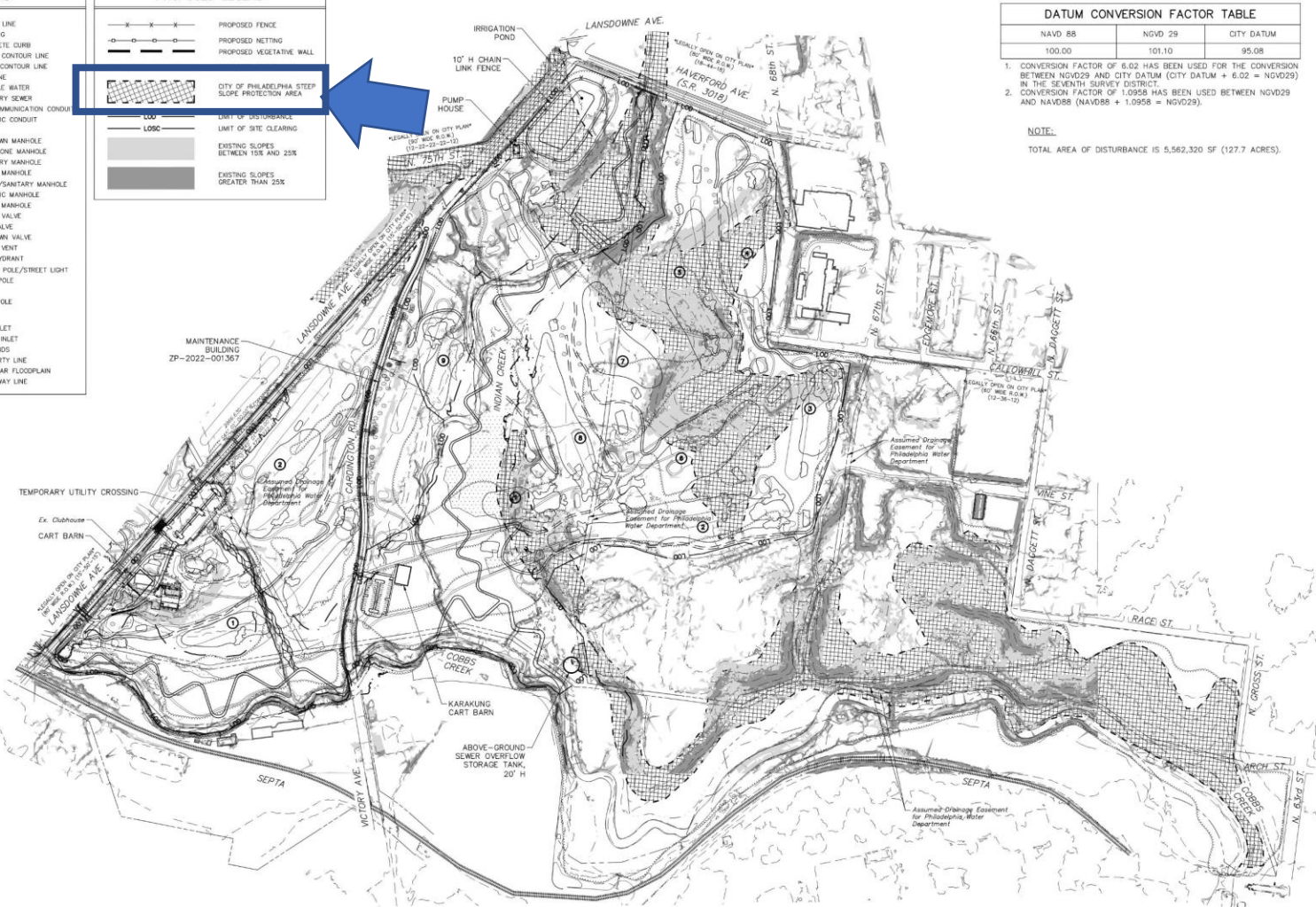
EXISTING LEGEND	
	WOODS LINE
	BUILDING
	CONCRETE CURB
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	GAS LINE
	POTABLE WATER
	SANITARY SEWER
	TELECOMMUNICATION CONDUIT
	ELECTRIC CONDUIT
	FENCE
	UNKNOWN MANHOLE
	TELEPHONE MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM/SANITARY MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	WATER VALVE
	GAS VALVE
	UNKNOWN VALVE
	SEWER VENT
	FIRE HYDRANT
	UTILITY POLE/STREET LIGHT
	LIGHT POLE
	SIGN
	FLAG POLE
	TREE
	CITY INLET
	GRATE INLET
	WETLANDS
	PROPERTY LINE
	100 YEAR FLOODPLAIN FLOODWAY LINE

PROPOSED LEGEND	
	PROPOSED FENCE
	PROPOSED NETTING
	PROPOSED VEGETATIVE WALL
	CITY OF PHILADELPHIA STEEP SLOPE PROTECTION AREA
	LIMIT OF DISTURBANCE
	LIMIT OF SITE CLEARING
	EXISTING SLOPES BETWEEN 15% AND 25%
	EXISTING SLOPES GREATER THAN 25%

DATUM CONVERSION FACTOR TABLE		
NAVD 88	NGVD 29	CITY DATUM
100.00	101.10	95.08

- CONVERSION FACTOR OF 6.02 HAS BEEN USED FOR THE CONVERSION BETWEEN NAVD29 AND CITY DATUM (CITY DATUM + 6.02 = NAVD29) IN THE SEVENTH SURVEY DISTRICT.
- CONVERSION FACTOR OF 1.0958 HAS BEEN USED BETWEEN NGVD29 AND NAVD88 (NAVD88 + 1.0958 = NGVD29).

NOTE:
TOTAL AREA OF DISTURBANCE IS 5,562,320 SF (127.7 ACRES).



ZONING DATA TABLE				
SP--PO--A--SPECIAL PURPOSE--PARKS AND OPEN SPACE--ACTIVE				
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED	
PERMITTED USE	ACTIVE RECREATION	ACTIVE RECREATION	ACTIVE RECREATION	
MIN. LOT WIDTH (FT)	16	3,728	3,728	
MIN. LOT AREA (SQ FT)	15,000	9,435,213	9,435,213	
MIN. OPEN AREA (%)	20	>99	>99	
MIN. FRONT SETBACK (FT)	0	160	160	
MIN. SIDE YARD (FT)	12	N/A	N/A	
MIN. REAR YARD (FT)	9	N/A	N/A	

- NOTES:
- THE ON-SITE LANDSCAPE AND TREE REQUIREMENTS [§14-705(1)], INCLUDING THE TREE REPLACEMENT REQUIREMENTS [§14-705(1)(f)] ARE NOT APPLICABLE TO LOTS WITH A PRINCIPAL PARKS AND OPEN SPACE USE.
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Project
Cobbs Creek Golf Course Restoration

Project Address
7400 Lansdowne Avenue
Philadelphia, PA 19151

Sheet Title
Zoning Plan



FRANK ANTHONY FURR, P.E.
I hereby certify that I am a duly Licensed Professional Engineer in the State of Pennsylvania and that I am duly Licensed in the State of Pennsylvania. I am duly Licensed in the State of Pennsylvania. I am duly Licensed in the State of Pennsylvania.

Revision	Date	Comments	Δ

KSE Job Number: 2019-2322
Scale: As Shown
Drawn by: RDC
Checked by: RB
Approved by: FAF
Sheet No:

Z.01

SP--PO--A--SPECIAL PURPOSE--PARKS AND OPEN SPACE--ACTIVE
ZP--2022--007572
SCALE: 1" = 200'-0"

NOT FOR CONSTRUCTION - ZONING PLAN SUBMISSION - 6/24/2022