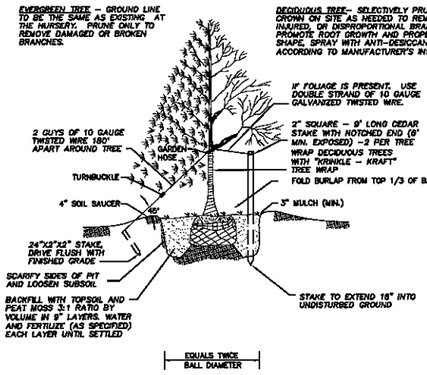
LANDSCAPE STANDARDS & CALCULATIONS - OVERALL SITE

#	ZONING SECTION	REQUIRED IMPROVEMENT AND CONDITIONS	QUANTITY	PLANT MULTIPLIERS PER COND.			REQUIRED PLANT MATERIAL			PROVIDED PLANT MATERIAL		
				DECIDUOUS	EVERGREEN	SHRUBS	DECIDUOUS	EVERGREEN	SHRUBS	DECIDUOUS	EVERGREEN	SHRUBS
A.	SECTION 1808 (E)(1)(a)	PER 1,000 sf. GROSS BUILDING AREA MIDDLE SCHOOL ADDITIONS	±112,838 sf. OF PROPOSED BUILDING	2	1	8	226	113	904	236	113	904
B.	SECTION 1808 (E)(1)(b)	PER 2,000 sf. OFF STREET PARKING OR LOADING AREA EXCLUDING DRIVEWAYS LESS THEN 18' WIDE	±175,348 sf. OF PROPOSED PARKING AREA	1	1	4	88	88	352	88	88	352
C.	SECTION 1808 (E)(1)(e)	PER 100' lf. OF NEW OR EXISTING PUBLIC OR PRIVATE ROAD FRONTAGE, MEASURED ON BOTH SIDES WHERE APPLICABLE										
C1.		STRASBURG ROAD (S.R. 3092)	±309' L.F.	2	1	5	6	3	15	6	3	15
C2.		DOE RUN ROAD (S.R. 0982)	±644' L.F.	2	1	5	12	6	30	12	6	30
C3.		WILMINGTON ROAD (T-47)		2	1	5	0	0	0	0	0	0
C4.		TOTAL NUMBER OF PLANTS REQUIRED	±953' L.F.	2	1	5	18	9	45	18	9	45
D.	SECTION 1808 (E)(1)(d)	PER 100' lf. OF EXISTING TRACT BOUNDARY, WHERE NOT COINCIDENT WITH EXISTING OR PROPOSED ROAD FRONTAGE	±1821 L.F.	1	2	8	18	36	144	18	36	144
E.	SECTION 1808 (G)(3)	(1) 3" CALIPER SHADE TREE PER 8 PARKING SPACES	181 PARKING SPACES TOTAL	1	N/A	N/A	36	N/A	N/A	36	N/A	N/A
F.	SECTION 1808 (H)(2)	PER 50' OF LENGTH OF BUILDING FACADE	±533' L.F. TOTAL BUILDING LENGTH	1	1	N/A	11	11	N/A	11	11	N/A
G.	SECTION 1808 (H)(3)	PER 20' OF LENGTH OF BUILDING FACADE	±533' L.F. TOTAL BUILDING LENGTH	N/A	N/A	5	N/A	N/A	135	N/A	N/A	135
H.	SECTION 1400	TOTAL NUMBER OF EXISTING TREES TO BE REMOVED/REPLACED					39	N/A	N/A	39	N/A	N/A
I.	SECTION 1400	TOTAL NUMBER OF EXISTING SHRUBS TO BE REMOVED/REPLACED					N/A	N/A	8	N/A	N/A	8
	TOTAL						454	265	1533	454	266	1533



NOTES:

1. STAKE ALL EVERGREEN TREES UNDER 12'
2. GUY TREES 12' AND OVER AS SPECIFIED FOR DECIDUOUS TREES.
3. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
4. NEVER CUT LEADERS
5. PLASTIC ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ALONG PAVEMENT, CURBS, OR UTILITIES WITHIN 10' OF ROOT BALL. "DEEP ROOT UB-24-2" OR EQUAL.
6. FOLD BURLAP FROM TOP OF ROOT BALL A MINIMUM OF 1/3. IF BALL IS WRAPPED IN PLASTIC OR WIRE MESH REMOVE ENTIRELY PRIOR TO PLANTING.

TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

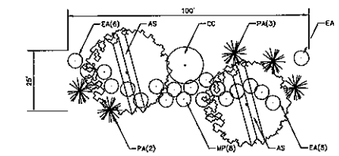
1. SHRUBS SHALL BE SELECTIVELY PRUNED TO COMPENSATE FOR ROOT LOSS. MAINTAIN NATURAL FORM. (TYPICAL FOR DECIDUOUS AND EVERGREEN SHRUBS.)
2. SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.

SHRUB PLANTING DETAIL

NOT TO SCALE

MINIMUM STANDARDS FOR THE QUALITY AND MAINTENANCE OF PLANT MATERIAL

1. ALL PLANTS SHALL CONFORM TO THE STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, BE WELL DEVELOPED AND HAVE DENSELY FOLIATED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS.
3. TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASE AND INSECT INFESTATIONS.
4. TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT AND PROPERLY ACCLIMATED TO THE CONDITIONS OF THE LOCALITY OF THE PROJECT.
5. ALL LANDSCAPING SHALL BE GUARANTEED FOR EIGHTEEN (18) MONTHS THROUGH A FINANCIAL MAINTENANCE BOND. SUCH MAINTENANCE BOND SHALL BE SET AT FIFTEEN (15) PERCENT OF THE ORIGINAL ESCROW TOTAL FOR THE LANDSCAPING MATERIALS. THE (18) EIGHTEEN MONTH TIME PERIOD OF THE WARRANTED GUARANTEE SHALL COMMENCE ON THE DATE WHEN ALL LANDSCAPING IS COMPLETELY INSTALLED FOR A DEVELOPMENT OR THE COMPLETED PHASE OF A DEVELOPMENT.

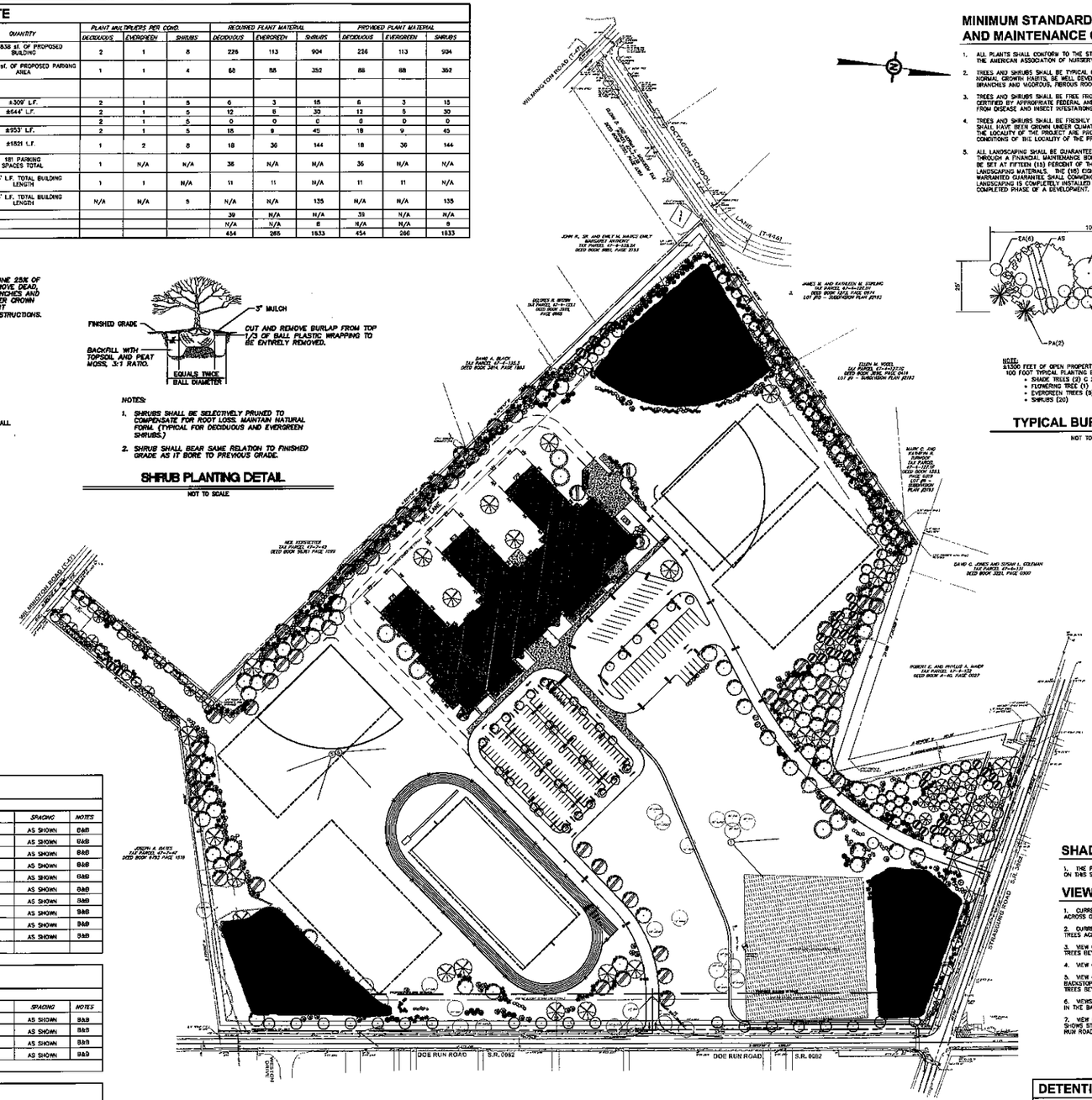


NOTE:
±1300 FEET OF OPEN PROPERTY LINE
100 FOOT TYPICAL PLANTING BUFFER TO INCLUDE:

- SHADE TREES (2) C 26; O.C. =26 TOTAL
- FLOWERING TREE (1) =13 TOTAL
- EVERGREEN TREES (5) =55 TOTAL
- SHRUBS (20) =260 TOTAL

TYPICAL BUFFER DETAIL

NOT TO SCALE



PLANTING SCHEDULE

TREES	DECIDUOUS						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	SPACING	NOTES
AA	105	Amelanchier arborea	DOWNY SERVICEBERRY	8-10'	AS SHOWN	B&B
ARS	145	Acer rubrum	RED SUNSET RED MAPLE	3" CALIPER	AS SHOWN	B&B
AS	112	Acer saccharum	SUGAR MAPLE	3" CALIPER	AS SHOWN	B&B
CC	51	Cercis canadensis	REDBUD	8-10'	AS SHOWN	B&B
CK	5	Cornus kousa	KOUSA DOGWOOD	3" CALIPER	AS SHOWN	B&B
PC	12	Pyrus calleryana	STONE HILL PEAR	3" CALIPER	AS SHOWN	B&B
QP	7	Quercus phellos	WILLOW OAK	3" CALIPER	AS SHOWN	B&B
QR	56	Quercus rubra	RED OAK	3" CALIPER	AS SHOWN	B&B
TC	29	Tilia cordata	LITTLE LEAF LINDEN	3" CALIPER	AS SHOWN	B&B
ZS	34	Zelkova serrata 'Musashino'	MUSASHINO ZELKOVA	3" CALIPER	AS SHOWN	B&B
TOTAL	556					

PLANTING SCHEDULE

TREES	EVERGREEN					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	SPACING	NOTES
IO	4	Ilex opaca	AMERICAN HOLLY	8'	AS SHOWN	B&B
PN	52	Pinus nigra	AUSTRIAN PINE	8'	AS SHOWN	B&B
PA	85	Picea abies	NORWAY SPRUCE	8'	AS SHOWN	B&B
PS	115	Pinus strobus	WHITE PINE	8'	AS SHOWN	B&B
TOTAL	256					

PLANTING SCHEDULE

SHRUBS						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	SPACING	NOTES
AR	160	Aronia arbutifolia	RED CHOKEBERRY	36-42"	AS SHOWN	2 GAL.
BM	60	Buxus microphylla	BOXWOOD	24-30"	AS SHOWN	1 GAL.
CA	81	Clethra alnifolia	CLETHRA SUMMERSWEET	36-42"	AS SHOWN	2 GAL.
CH	53	Cotoneaster horizontalis	ROCK COTONEASTER	24-30"	AS SHOWN	B&B
CS	62	Cornus sericea	REDTWIG DOGWOOD	24-30"	AS SHOWN	1 GAL.
EA	295	Euonymus alatus 'compactus'	BURNING BUSH	24-30"	AS SHOWN	B&B
IG	5	Ilex glabra 'compacta'	COMPACT INKBERRY	24-30"	AS SHOWN	1 GAL.
IV	295	Ilex verticillata	WINTERBERRY HOLLY	24-30"	AS SHOWN	1 GAL.
LB	76	Lindera benzoin	SPICEBUSH	24-30"	AS SHOWN	2 GAL.
MP	103	Myrica pensylvanica	NORTHERN BAYBERRY	24-30"	AS SHOWN	B&B
RP	171	Rosa rugosa 'Plena'	SALTSPRAY ROSE	24-30"	AS SHOWN	B&B
VO	509	Viburnum dentatum	ARROWWOOD VIBURNUM	24-30"	AS SHOWN	1 GAL.
TOTAL	1859					

WOODLAND REPLACEMENT CALCULATIONS - REQUIRED SINCE > 20,000 SF OF WOODLAND IS BEING DISTURBED

PROTECTED RESOURCE	A. AMOUNT OF LAND IN PROTECTED RESOURCE (sq.ft.)	B. MAXIMUM DISTURBANCE ALLOWANCE (percentage)	C. MAXIMUM AMOUNT OF PERMITTED DISTURBANCE (sq.ft.)	D. PROPOSED DISTURBANCE OF RESOURCE (sq.ft.)	E. TOTAL DISTURBANCE OVER 20,000 sq.ft.	F. REPLACEMENT REQUIRED	G. TOTAL REPLACEMENT REQUIRED
WOODLAND	156874 sf.	50%	78437 sf.	68510 sf.	48510 sf.	1 TREE/300 ft. 2 SHRUBS/200 ft.	162 TREES 324 SHRUBS

SHADOW ANALYSIS:

1. THE PROPOSED LANDSCAPE PLAN WILL NOT NEGATIVELY IMPACT SHADOWS ON THIS SITE OR THE NEIGHBORING SITES AT THE WINTER SOLSTICE.

VIEW ANALYSIS:

1. CURRENT VIEW OF THE INTERSECTION OF STRASBURG AND DOE RUN ROADS ACROSS OPEN FIELD.
2. CURRENT VIEW OF OPEN FIELD, TEMPORARY CLASSROOMS AND DISTANT TREES ACROSS DOE RUN ROAD.
3. VIEW OF VINE COVERED TREES SURROUNDING THE TRACK, OPEN FIELD AND TREES BEYOND.
4. VIEW OF OPEN FIELD AND A TREE COVERED IN VINES AND WEEDS.
5. VIEW OF THE BUS PARKING AREA WITH TREES AROUND IT, BASEBALL BACKSTOP FENCE WITH POWERLINES AND POLES BEHIND IT AND VINE COVERED TREES BEYOND.
6. VIEWS OF ATHLETIC FIELDS WITH NETS AND GOAL POSTS AND THE SCHOOL IN THE BACKGROUND.
7. VIEW OF THE FRONT OF THE PROPERTY LOOKING DOWN DOE RUN ROAD SHOWS STREET TREES, POWERLINES, MAIN ENTRANCE AND HOUSES ACROSS DOE RUN ROAD.

DETENTION BASIN SEEDING LIST

STORMWATER BASIN/VEGETATIVE SWALE SEEDING:

ERNMX-126 (BY ERNST CONSERVATION SEEDS)

20.00%	AGROSTIS ALBA	REDTOP
20.00%	AGROSTIS STOLONIFERA	CREEPING BENTGRASS
20.00%	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
20.00%	CAREX VULPINOIDEA	FOX SEDGE
20.00%	PUCCINELLIA DISTANS	ALKALI GRASS

SEEDING RATE: 20-40 LB PER ACRE, OR ½-1 LB PER 1,000 SQ FT.

GRAPHIC SCALE
100 50 0 100
1" = 100 FEET

REVISION DATE(S)	
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4	06-22-10 – PER TWP. ENGINEER REVIEW DATED 07-15-10
5	06-29-10 – PER LANDSCAPE REVIEW DATED 06-29-10

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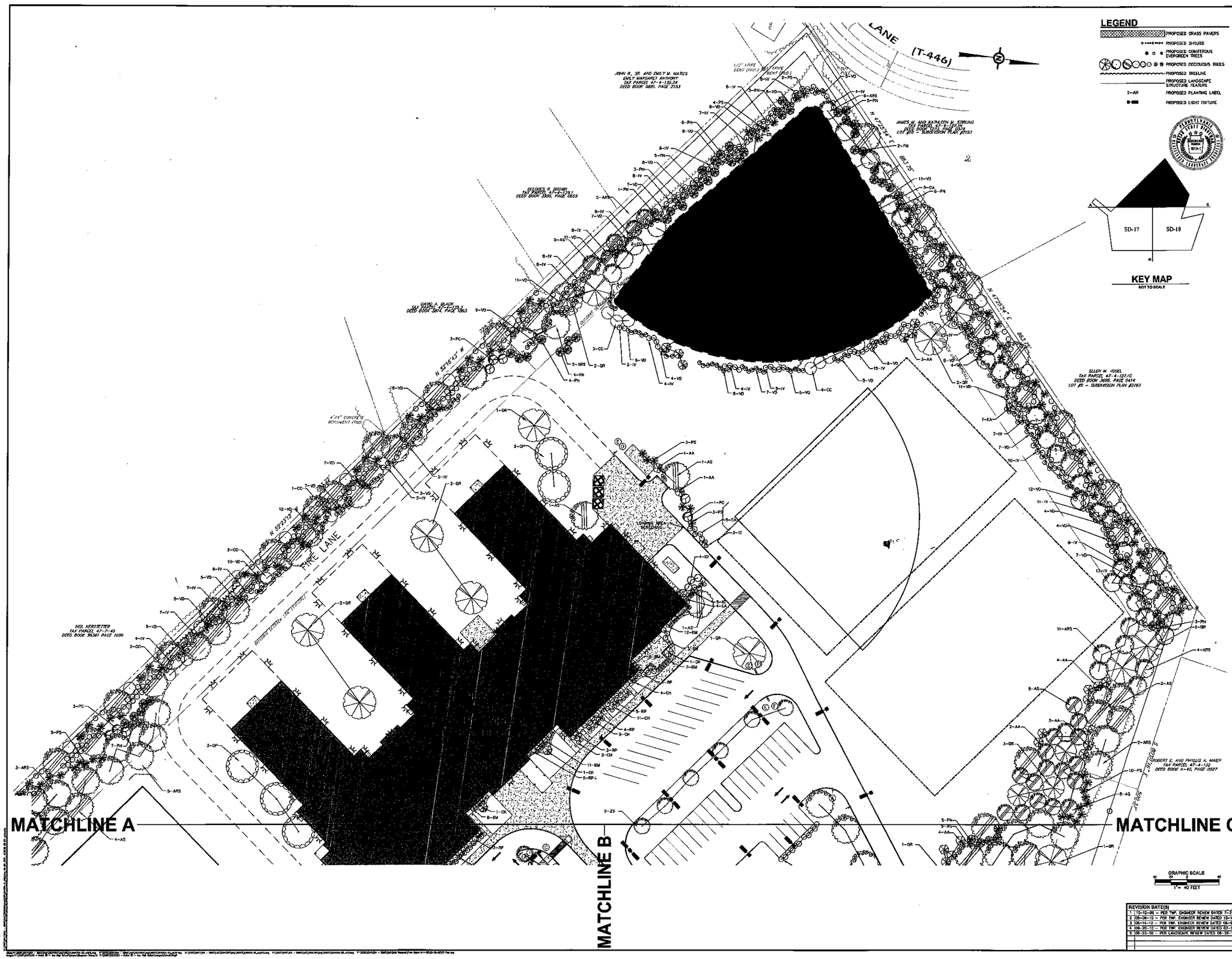
PRELIMINARY LAND DEVELOPMENT PLAN

PROPOSED:
SOUTH BRANDYWINE MIDDLE SCHOOL
COATESVILLE AREA SCHOOL DISTRICT
COATESVILLE, CHESTER COUNTY, PENNSYLVANIA

P.D.E. PROJECT NO.

DRAWN BY ARB
CAD NO. 2041004-H_pLAS.dwg
PROJECT NO. 2041.004
SHEET NO. SD-15
OVERALL LANDSCAPE PLAN
DATE 5/20/2009



LEGEND

- PROPOSED GRASS PAVERS
- PROPOSED SHRUBS
- PROPOSED CONIFEROUS EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED BIKELINE
- PROPOSED LANDSCAPE STRUCTURE FEATURE
- 2-AR PROPOSED PLANTING LABEL
- PROPOSED LIGHT FIXTURE

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PRELIMINARY LAND DEVELOPMENT PLAN

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SOUTH BRANDYWINE MIDDLE SCHOOL
COATESVILLE AREA SCHOOL DISTRICT
COATESVILLE, CHESTER COUNTY, PENNSYLVANIA

P.D.E. PROJECT NO.

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CAD NO.	2041004-H_plld.5.dwg
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SHEET NO.	SD-16
	LANDSCAPE PLAN
DATE	5/20/2009

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1 10-13-09 - PER TWP. ENGINEER REVIEW DATED 7-31-09
2 08-06-10 - PER TWP. ENGINEER REVIEW DATED 10-17-09
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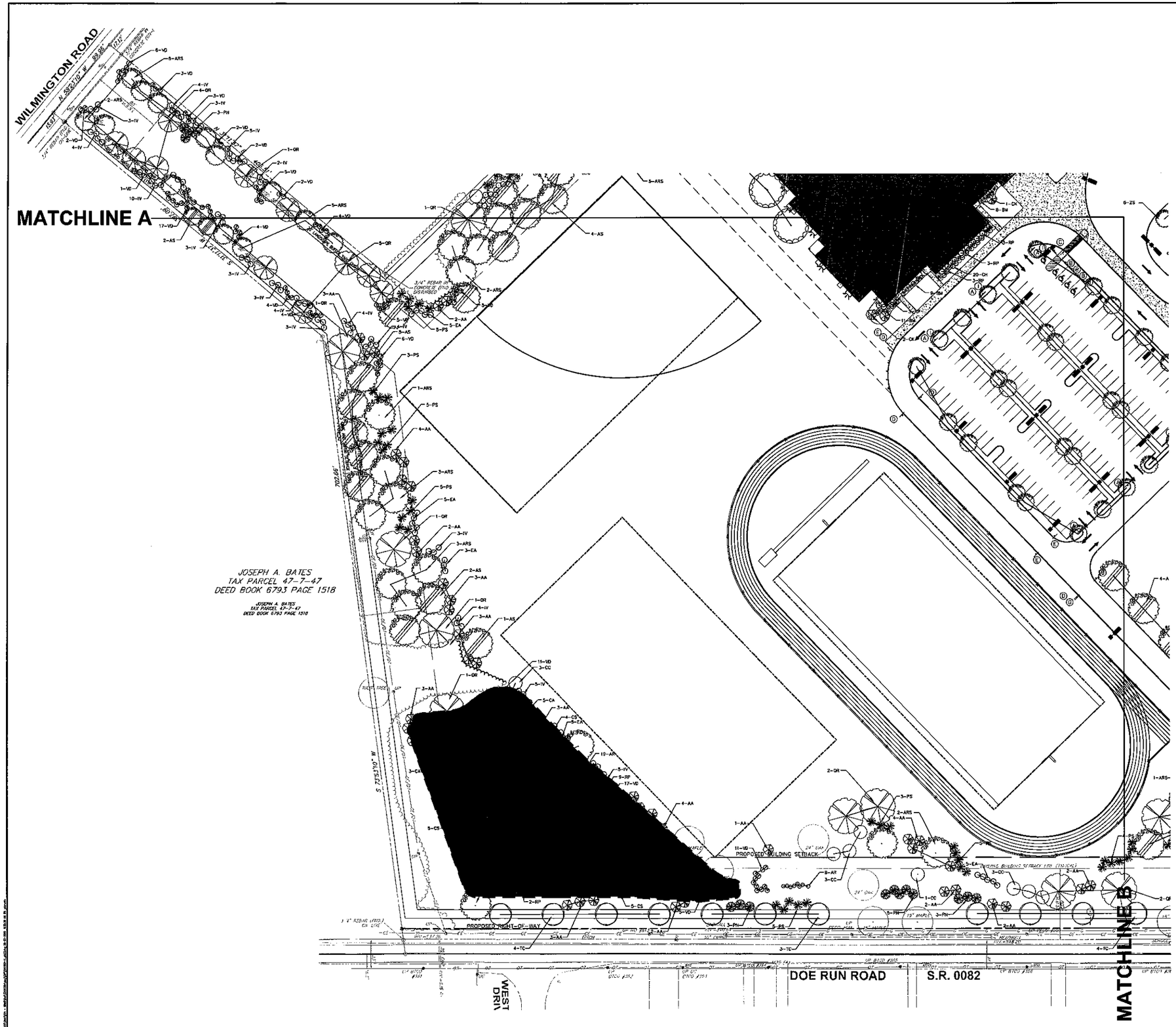
5 08-23-10 - PER LANDSCAPE REVIEW DATED 08-09-10



LEGEND

- PROPOSED GRASS PAVERS
- PROPOSED SHRUBS
- PROPOSED CONIFEROUS EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED TREELINE
- PROPOSED LANDSCAPE STRUCTURE FEATURE
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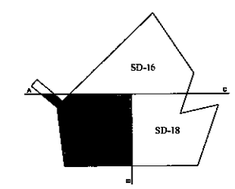

KEY MAP
NOT TO SCALE

GRAPHIC SCALE
1" = 40 FEET

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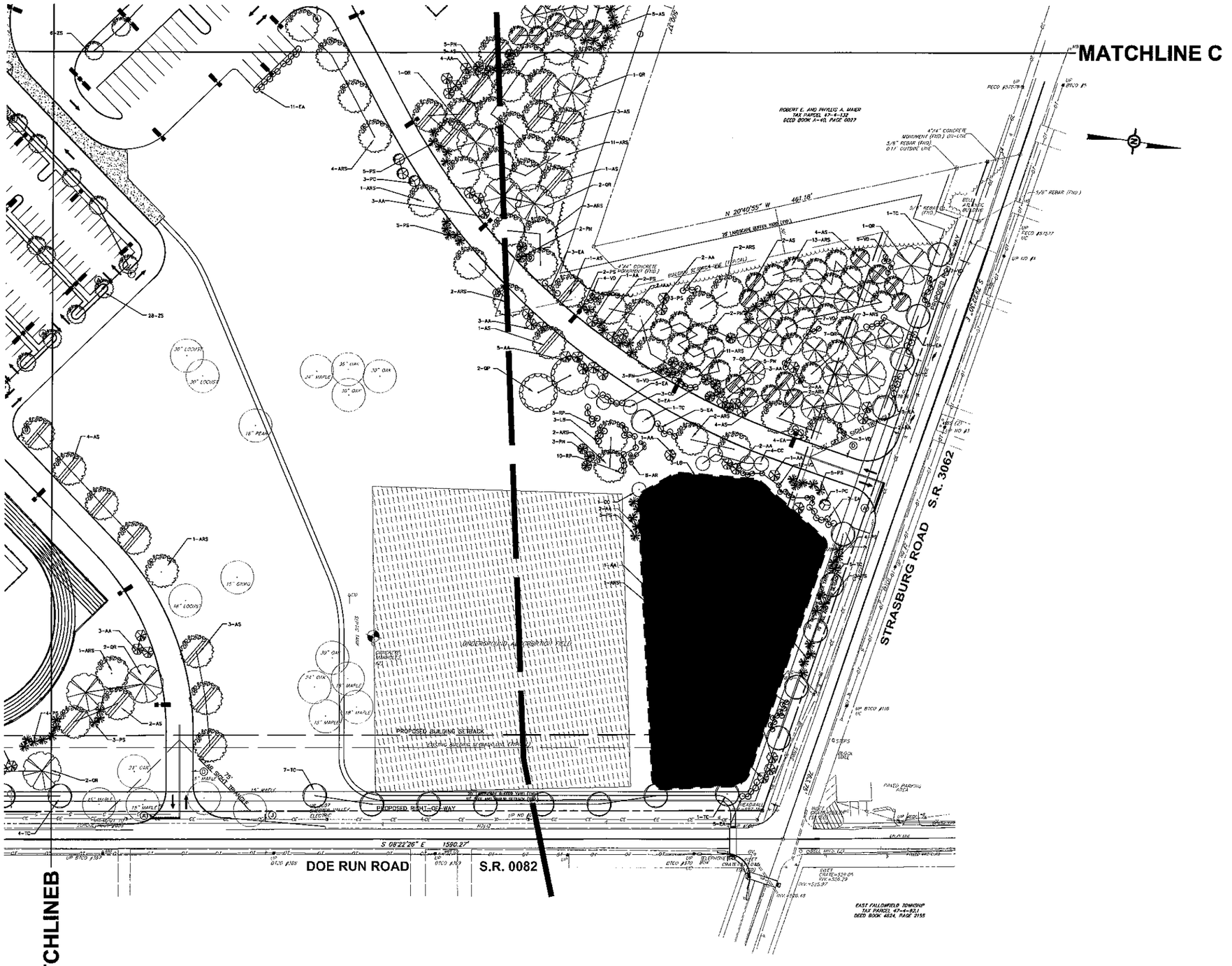
SD-17
LANDSCAPE PLAN

DATE 5/20/2009



LEGEND

- PROPOSED GRASS PAVERS
- PROPOSED SHRUBS
- PROPOSED CONIFEROUS EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED TREELINE
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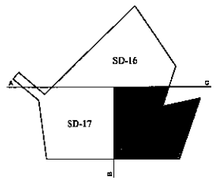

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PRELIMINARY LAND DEVELOPMENT PLAN

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