



GENERAL NOTES:

1. Base information including topography, grading, utilities, building and existing vegetation location prepared by G.D. Houtman & Son, INC. Additional existing vegetation identified by GTP on 3/24/20.
2. This plan is for landscaping purposes only.
3. The Landscape Architect's seal applies only to the landscape portion of this plan.
4. See Sheet LP-3 for Planting Details and Notes.
5. All plant material is to be field adjusted as necessary to address existing site conditions, proposed unit landscaping, and to ensure that clear sight triangles and clear sight lines are maintained.
6. Proposed trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
7. Shade and evergreen trees shall be planted fifteen (15) feet from overhead utility lines or light standards. Utilities are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.

LEGEND:

- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- 6' WOOD SHADOWBOX FENCE
- 6' BLACK ALUMINUM ESTATE FENCE

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
ACSG	3	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" cal. min.	B&B
NYSR	3	Nyssa sylvatica 'Red Rage'	Red Rage Black Gum	3" cal. min.	B&B
EVERGREEN TREES					
CRJY	3	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	7'-8' ht.	B&B
ILO	2	Ilex opaca	American Holly	7'-8' ht.	B&B
PIA	3	Picea abies	Norway Spruce	7'-8' ht.	B&B
PIG	3	Picea glauca	White Spruce	7'-8' ht.	B&B
PIO	3	Picea orientalis	Oriental Spruce	7'-8' ht.	B&B
THGG	6	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7'-8' ht.	B&B

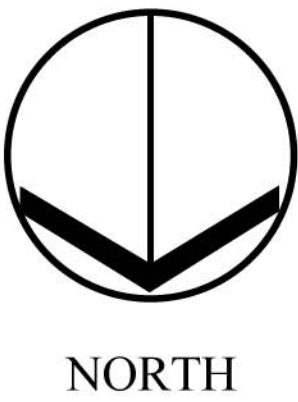
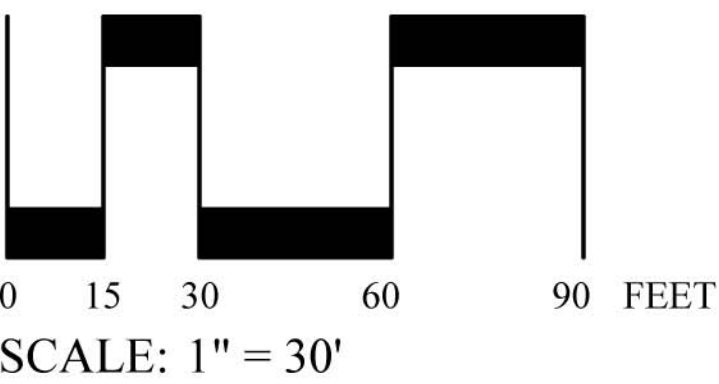
NOTE:
1. Where there is a discrepancy between the plant list and plan, the plan shall prevail.

COMPLIANCE WITH SECTION 1260.03.B (Class B Buffer, Option 3)*

BUFFER SCREENS	LENGTH	REQUIRED	PROVIDED
SIDE PROPERTY LINE EAST: Buffer screen class 'B' required between proposed Group Home use and Single Family Residential use.	455'	12 canopy trees 15 evergreen trees	12 canopy trees (12 existing) 15 evergreen trees (2 proposed, 13 existing)
REAR PROPERTY LINE: Buffer screen class 'B' required between proposed Group Home use and Single Family Residential use.	217'	6 canopy trees 8 evergreen trees	6 canopy trees (6 proposed) 8 evergreen trees (7 proposed, 1 existing)
SIDE PROPERTY LINE WEST: Buffer screen class 'B' required between proposed Group Home use and Single Family Residential use.	468'	12 canopy trees 16 evergreen trees	12 canopy trees (12 existing) 16 evergreen trees (11 proposed, 5 existing)
ROAD FRONTAGE: Buffer screen class 'B' required between proposed Group Home use and Single Family Residential use.	-	-	NA**

*Buffer screen class 'B' Option 3 requires 1 canopy tree per 40 linear feet and 1 evergreen tree per 30 linear feet of buffer.

**Section 1260.4.B. Exemptions: Buffer plant materials shall not be required where the proposed structure, building, use, or parking area is located more than 200 feet from a tract boundary or street right-of-way line.





GENERAL NOTES:

1. Base information including topography, grading, utilities, building and existing vegetation location prepared by G.D. Houtman & Son, INC. Additional existing vegetation identified by GTP on 3/24/20.
2. This plan is for landscaping purposes only.
3. The Landscape Architect's seal applies only to the landscape portion of this plan.
4. See Sheet LP-3 for Planting Details and Notes.
5. All plant material is to be field adjusted as necessary to address existing site conditions, proposed unit landscaping, and to ensure that clear sight triangles and clear sight lines are maintained.
6. Proposed trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
7. Shade and evergreen trees shall be planted fifteen (15) feet from overhead utility lines or light standards. Utilities are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.

LEGEND:

- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- 6' WOOD SHADOWBOX FENCE
- 6' BLACK ALUMINUM ESTATE FENCE

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN TREES					
CRJY	6	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	7'-8' ht.	B&B
PIA	4	Picea abies	Norway Spruce	7'-8' ht.	B&B
PIG	6	Picea glauca	White Spruce	7'-8' ht.	B&B
PIO	6	Picea orientalis	Oriental Spruce	7'-8' ht.	B&B
THGG	4	Thuja plicata 'Green Giant'	Green Giant Arborvitae	7'-8' ht.	B&B
SHRUBS					
AUJ	14	Aucuba japonica	Japanese Laurel	36" min.	Cont.
PLJM	15	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	36" min.	Cont.
PRLS	34	Prunus laurocerasus 'Schipkaensis'	Skip Laurel	36" min.	Cont.
VIRC	12	Viburnum rhytidophyllum 'Cree'	Cree Leatherleaf Viburnum	36" min.	Cont.
VIP	20	Viburnum x pragnense	Prague Viburnum	36" min.	Cont.

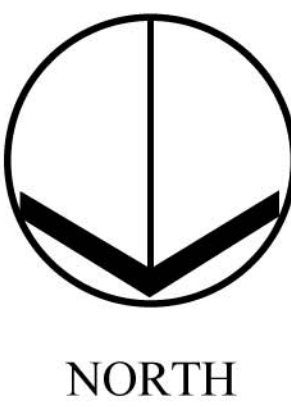
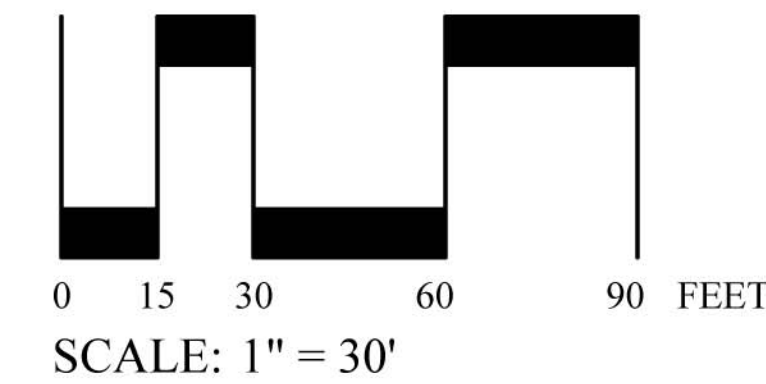
NOTE:
1. Where there is a discrepancy between the plant list and plan, the plan shall prevail.

COMPLIANCE WITH SECTION 1260.03.B (Class B Buffer, Option 3)*

BUFFER SCREENS	LENGTH	REQUIRED	PROVIDED
SIDE PROPERTY LINE EAST: Buffer screen class 'B' required between proposed Group Home use and Single Family Residential use.	240'	6 canopy trees 8 evergreen trees	30 shrubs (5 per required tree) 8 evergreen trees
REAR PROPERTY LINE: Buffer screen class 'B' required between proposed Group Home use and Single Family Residential use.	217'	6 canopy trees 8 evergreen trees	30 shrubs (5 per required tree) 8 evergreen trees
SIDE PROPERTY LINE WEST: Buffer screen class 'B' required between proposed Group Home use and Single Family Residential use.	282'	7 canopy trees 10 evergreen trees	35 shrubs (5 per required tree) 10 evergreen trees
ROAD FRONTAGE: Buffer screen class 'B' required between proposed Group Home use and Single Family Residential use.	-	-	NA**

*Buffer screen class 'B' Option 3 requires 1 canopy tree per 40 linear feet and 1 evergreen tree per 30 linear feet of buffer.

**Section 1260.4.B. Exemptions: Buffer plant materials shall not be required where the proposed structure, building, use, or parking area is located more than 200 feet from a tract boundary or street right-of-way line.





GENERAL NOTES:

1. Base information including topography, grading, utilities, building and existing vegetation location prepared by G.D. Houtman & Son, INC. Additional existing vegetation identified by GTP on 3/24/20.
2. This plan is for landscaping purposes only.
3. The Landscape Architect's seal applies only to the landscape portion of this plan.
4. See Sheet LP-3 for Planting Details and Notes.
5. All plant material is to be field adjusted as necessary to address existing site conditions, proposed unit landscaping, and to ensure that clear sight triangles and clear sight lines are maintained.
6. Proposed trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.
7. Shade and evergreen trees shall be planted fifteen (15) feet from overhead utility lines or light standards. Utilities are shown on Landscape Plans for reference only. See engineers plans for location of all utilities.

LEGEND:

- EXISTING VEGETATION
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- 6' WOOD SHADOWBOX FENCE
- 6' BLACK ALUMINUM ESTATE FENCE
- TREE PROTECTION FENCE

PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
ACSG	1	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" cal. min.	B&B
CECF	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	3" cal. min.	B&B
CHV	3	Chionanthus virginicus	Fringetree	10'-12' ht. min.	B&B
CORT	3	Cornus 'Rutgan'	Constellation Flowering Dogwood	3" cal. min.	B&B
CORG	4	Cornus 'Rutgan'	Stellar Pink Flowering Dogwood	3" cal. min.	B&B
NYSR	2	Nyssa sylvatica 'Red Rage'	Red Rage Black Gum	3" cal. min.	B&B
QUB	2	Quercus bicolor	Swamp White Oak	3" cal. min.	B&B

NOTE:
1. Where there is a discrepancy between the plant list and plan, the plan shall prevail.

COMPLIANCE WITH SECTION 1230.18.(c)(5)

SECTION 1230.18(c)(5)A.1: For trees of 12 to 24" DBH, 1" of new tree caliper shall be provided for each 6" of existing tree diameter removed.
 $(12"x3")+15"+18"+(20"x4")+21"+22"+24"=216"$ $216/6=36"$ required

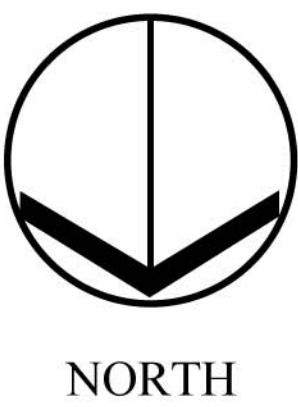
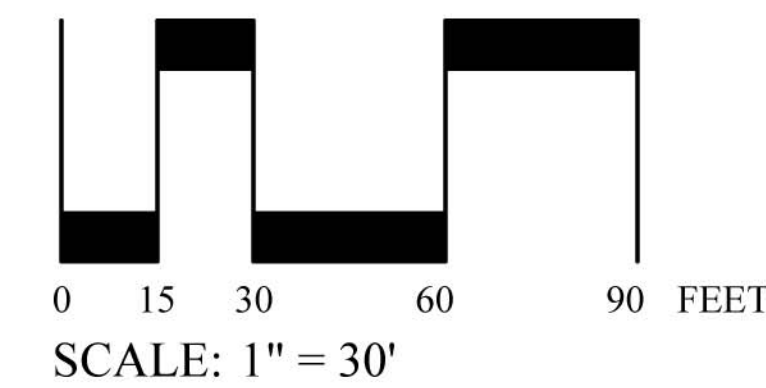
SECTION 1230.18(c)(5)A.2: For trees of 24 to 48" DBH, 1" of new tree caliper shall be provided for each 3" of existing tree diameter removed.
 $30"+30"=60"$ $60/3=20"$ required

Total tree caliper required = 56"

56" required - 3" caliper proposed $56/3 = 19$ replacement trees required.

Replacement trees required = 19

Replacement trees provided = 19 trees



GLACKIN
THOMAS
PANZAK
LAND PLANNING
LANDSCAPE
ARCHITECTURE

Glackin Thomas Panzak, Inc.
Paoli Executive Green I
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301
610.408.9011
Fax: 610.408.9477
E-mail: plans@glackinplan.com

COMPLIANT LANDSCAPE PLAN - DRIVEWAY
Clark's Manor
UPPER PROVIDENCE TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 20-021
DATE: 05/22/2020 (ab)
REV.:

SHEET:
LP-2