

**KEY TO USE AREAS:**

- A. Gateway Feature Landscape
- B. Widened Driveway
- C. Parking (18 Spaces Total)
- D. Boulders / Stumps for Seating / Play
- E. Existing Specimen Sycamore Tree
- F. Open Lawn Area
- G. Native Shrubs / Perennial Plants
- H. Paved Accent
- I. Spring House and Existing Wall
- J. Water's Edge Platform
- K. Restroom / Composting Toilet
- L. Boardwalk with Viewing Platforms and Benches
- M. Meadow, Enhancement
- N. Meadow, Proposed
- O. Stepping Stones / Boulder Stream Crossing at Vernal Pool
- P. Reforestation Area, Proposed
- Q. Proposed Buffer / Infill Plantings
- R. Emergency Access
- S. Summer Cottage
- T. Community Garden, Proposed
- U. Parking for Community Garden Access

**1 INSET - ENTRY DETAIL**  
SCALE: 1" = 30'-0"



LANDS N/F  
MARK A. & LUCIA A. COX  
TAX PARCEL # 51-7-46  
DB 3027 PG 425

LANDS N/F  
SCOTT E. & LUZETTE C. LEHMAN  
TAX PARCEL # 51-7-46-2  
DB 3915 PG 124

LANDS N/F  
ARTHUR N. & MARY E. MARCELLUS  
TAX PARCEL # 51-7-46-3  
DB 1435 PG 219

LANDS N/F  
VINCENT D. & HELEN T. FRIEDEL  
TAX PARCEL # 51-7-79-9  
DB 4695 PG 1525

LANDS N/F  
DAVID P. & MELINDA A. SNOW  
TAX PARCEL # 51-7-79-7  
DB 4938 PG 226

LANDS N/F  
DENA J. & JAMES W. MARTIN  
TAX PARCEL # 51-7-48-2  
DB 6051 PG 1329

LANDS N/F  
GLENN W. & DAWN H. CLARK  
TAX PARCEL # 51-7-48  
DB 5209 PG 1999

LANDS N/F  
JOSEPH J. & MARY J. CORABI  
TAX PARCEL # 51-7-63  
DB 6268 PG 2092

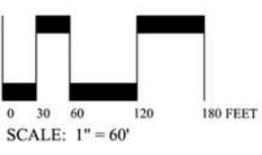
LANDS N/F  
ROBERT H. & SALLY B. JACOBS  
TAX PARCEL # 51-7-64  
DB 651 PG 82

LANDS N/F  
SANDRA & FRANK J. WILLIAMS  
TAX PARCEL # 51-7-61  
DB 3680 PG 1666

LANDS N/F  
JAMES J. CALEAGHAN III  
TAX PARCEL # 51-7-76  
DB 4666 PG 659

**LEGEND:**

- |  |  |  |                                     |  |                      |
|--|--|--|-------------------------------------|--|----------------------|
|  | EXISTING TREES & VEGETATION              |  | 10' WIDE PAVED BIKE / WALKING TRAIL |  | 6' LONG BACKED BENCH |
|  | EXISTING SPECIMEN TREE                   |  | 6' WIDE PAVED WALKING PATH          |  | BIKE RACK            |
|  | PROPOSED TREES                           |  | ADA COMPLIANT WALKING PATH          |  | BOLLARDS             |
|  | PROPOSED SCREENING (TREES & SHRUBS)      |  | 10' WIDE MOWN WALKING PATH          |  | 10' HT. DEER FENCE   |
|  | PROPOSED NATIVE SHRUBS AND/OR PERENNIALS |  | 6' WIDE WOODLAND WALKING PATH       |  | MEADOW AREA          |
|  |  |  | BOARDWALK / BRIDGE                  |  | REFORESTATION AREA   |



**SOURCES:** The base information including property outbounds, existing streets, structures, vegetation, streams, wetlands, water areas, adjacent properties, utilities and utility easements provided by Gihmore Associates Inc., "Final Subdivision Plan for Schramm Property" of 05-06-08, last revised 08-08-08.

**CONCEPT 3 DESIGN NOTES:**

- Concept 3 proposes a mix of ecological restoration practices with informal recreation and community gardening as uses.
- Scennelltown Road Arrival - Parking Area:**
- Widen driveway and add a cul-de-sac to provide for adequate vehicular maneuverability.
  - Provide 18 parking spaces in two groups between the existing trees on the east side of the driveway. Provide one ADA van accessible parking space in each group.
  - Provide an attractive native landscape at entrance and infill driveway alley with oak trees.
  - Convert existing meadow along driveway and between driveway and eastern property line to an informal play-picnic lawn, preserving specimen sycamore tree.
  - Provide seating and shade trees along the ADA accessible path.
  - Provide evergreen tree and shrub screening along eastern property line.
  - Locate a restroom or composting toilet near the parking area, along a paved, ADA accessible route.
  - Provide trail / sidewalk along Scennelltown Road, connection Bradford Preserve to Scennelltown Park.
- Minor Street Access:**
- Provide emergency access only. (Paved shoulder area to be designed and provided by others to ensure safe sight distance in both directions on Miner Street.)
  - Provide removable bollards.
- Pond Area:**
- Retain pond and waterfall/weir as is; provide aeration and algae control in pond.
  - Add a platform to reach the water's edge for splashing and aquatic wildlife viewing.
  - Create a picnic lawn, completing the arc of the existing retaining wall. Enclose area with native shrub and perennial plantings as a demonstration garden for homeowners.
- Community Garden:**
- Clear the brush and some trees out of an open area in the southeast corner of the property. Surround area with a 10-foot high deer exclusion fence. Allow for occasional vehicular access.
  - Provide a driveway and parking area for the community garden.
  - Stabilize the existing Summer Cottage and use it as a maintenance and garden tool storage shed.
  - Extend water service to the community garden.
- Bike Trail:**
- Utilize the widened driveway as a bike trail from Scennelltown Road to the cul-de-sac.
  - Provide a 10-foot wide asphalt trail from cul-de-sac to Miner Street, generally following the existing rutted trail.
  - Provide 10' wide mown edge on each side of trail.
  - Control unauthorized vehicular traffic at Miner Street and beyond the cul-de-sac with removable bollards.
  - Provide a seating and bicycle rest area at Miner Street.
- Meadows (letter "M"):**
- Restore existing meadows to high quality, open meadows, following Natural Lands Trust's recommendations.
  - Remove most of the canopy trees and all Red Cedar trees within the major meadow area. Remove invasive shrubs and vines. Mow annually.
  - Establish 10-foot wide mown paths through the meadow area as walking trails.
  - Provide seating nodes in mown clearings along the edges of the meadow. Seating and informal play provided as boulders, stumps and logs.
  - Place benches along path in center of meadow for extended wildlife viewing and sitting.
- Successional Meadows, (letter "N"):**
- Allow the meadow areas outside of the open meadow in the core of the site to convert to woodland through natural succession.
  - Retain the canopy trees and all Red Cedar trees. Remove invasive shrubs and vines. Protect volunteer trees and native shrubs with tubing and/or fencing. Mow meadow grasses annually after plants have been protected.
- Woods and Reforestation:**
- Retain much of the existing woodlands as is. Remove invasive vegetation, including barberry shrubs. Cut up dead trees and move wood / debris out of use areas. Allow to decompose.
  - Provide a system of paths through the woods as mulch or stabilized earth. Do not use edging as excavation will damage tree roots.
  - Provide boardwalks and/or bridges at stream crossings and steep slopes. Provide an overlook as a terminus to an ADA accessible path.
  - Re-establish a pool at a turn in the stream approximately mid-way between the pond and Miner Street by removing excess silt. Provide rocks/stepping stones at a steep slope and stream crossing to encourage natural play and exploration of the riparian landscape.
  - Reforest designated areas with 4 - 6 foot tall whips of native canopy and understorey trees, planted 12-feet on center. Protect with tree tubes. Seed ground plane with a grass-native shrub reclamation seed mixture.

**GLACKIN THOMAS PANZAK**  
LAND PLANNING  
LANDSCAPE ARCHITECTURE



**CONCEPT PLAN**  
**Mount Bradford Preserve**  
EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 8/04/11 (ev)	PROJECT #: 10-061	SHEET:
REV.:	Concept Plan 3	CP-3