



COBBS
CREEK FOUNDATION

Alex M. Smith

Director of the Philadelphia Art Commission
Art and Design Division Manager
Philadelphia City Planning Commission
Department of Planning & Development
City of Philadelphia

RE: Cobbs Creek Golf Course Restoration
Art Commission - Maintenance Complex Final Review
April 10th, 2024

Dear Mr. Smith:

This letter serves as our formal request to be placed on the Art Commissions April 10th Agenda requesting final approval for the Maintenance complex at Cobb's Creek.

Sincerely,

Donald H. Dissinger AIA

Project Development Director
Cobbs Creek Foundation

President
Suntop Design Group LLC
dhd@suntopdesign.com
215-990-2360



The Revitalization of Historic

Cobbs Creek Golf Course

Preserving Philadelphia's Past; Building Philadelphia's Future

Art Commission Presentation: Maintenance Buildings
April 10, 2024



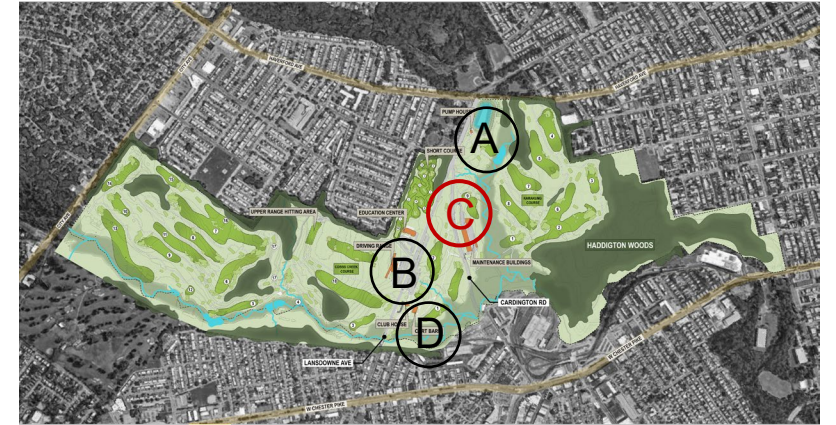
Site Masterplan

Status:

Approved by Art Commission September 2021



C – Maintenance Complex



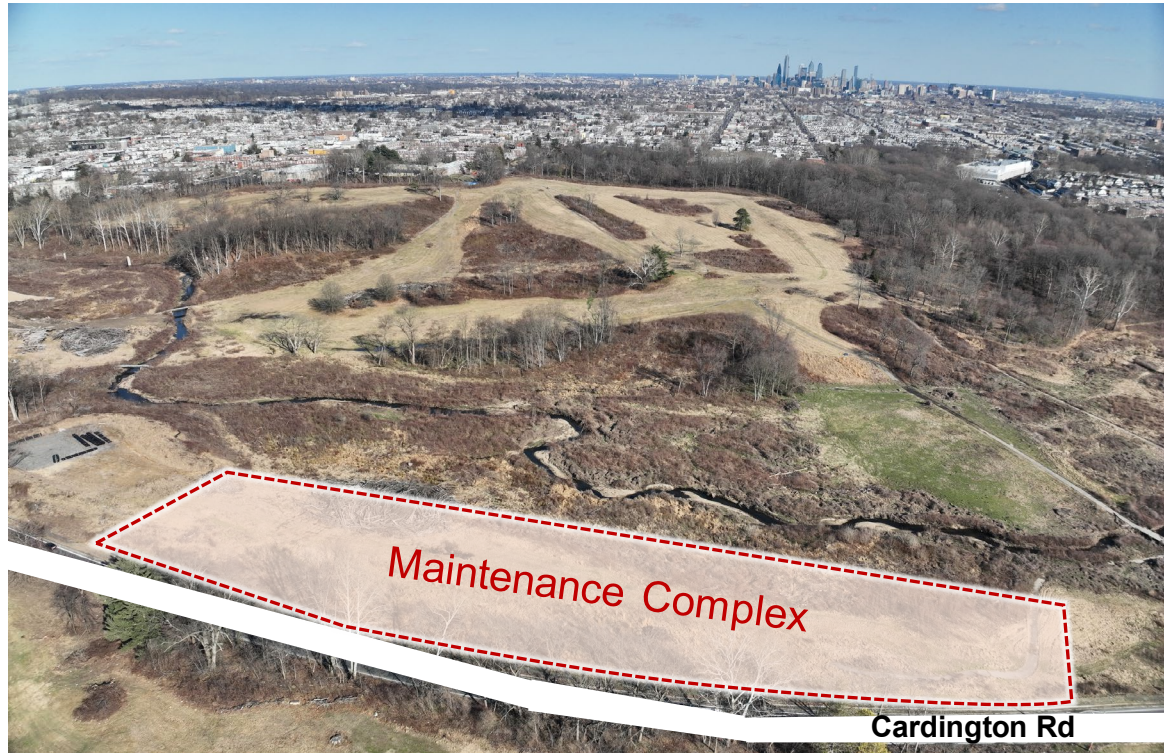
Key Plan



Status:
Under Review
Pending with Art Commission
March 2024



Existing Conditions



Site Photo A

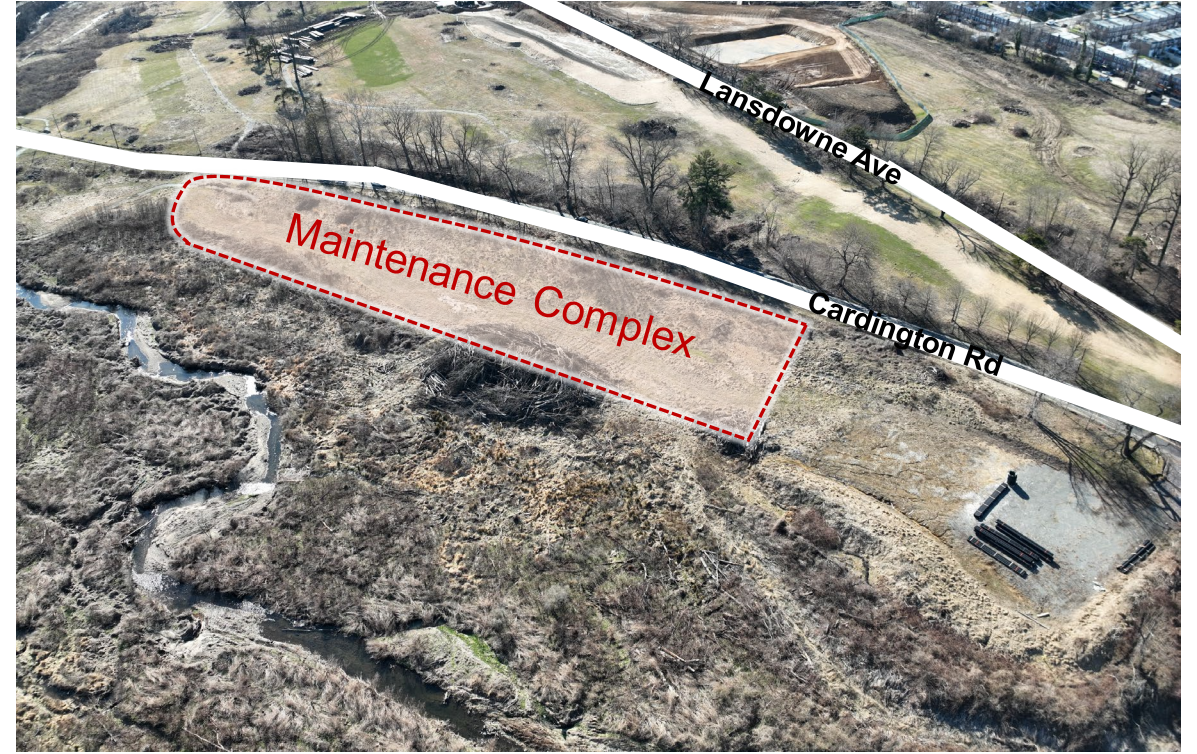


Site Photo B

Existing Conditions

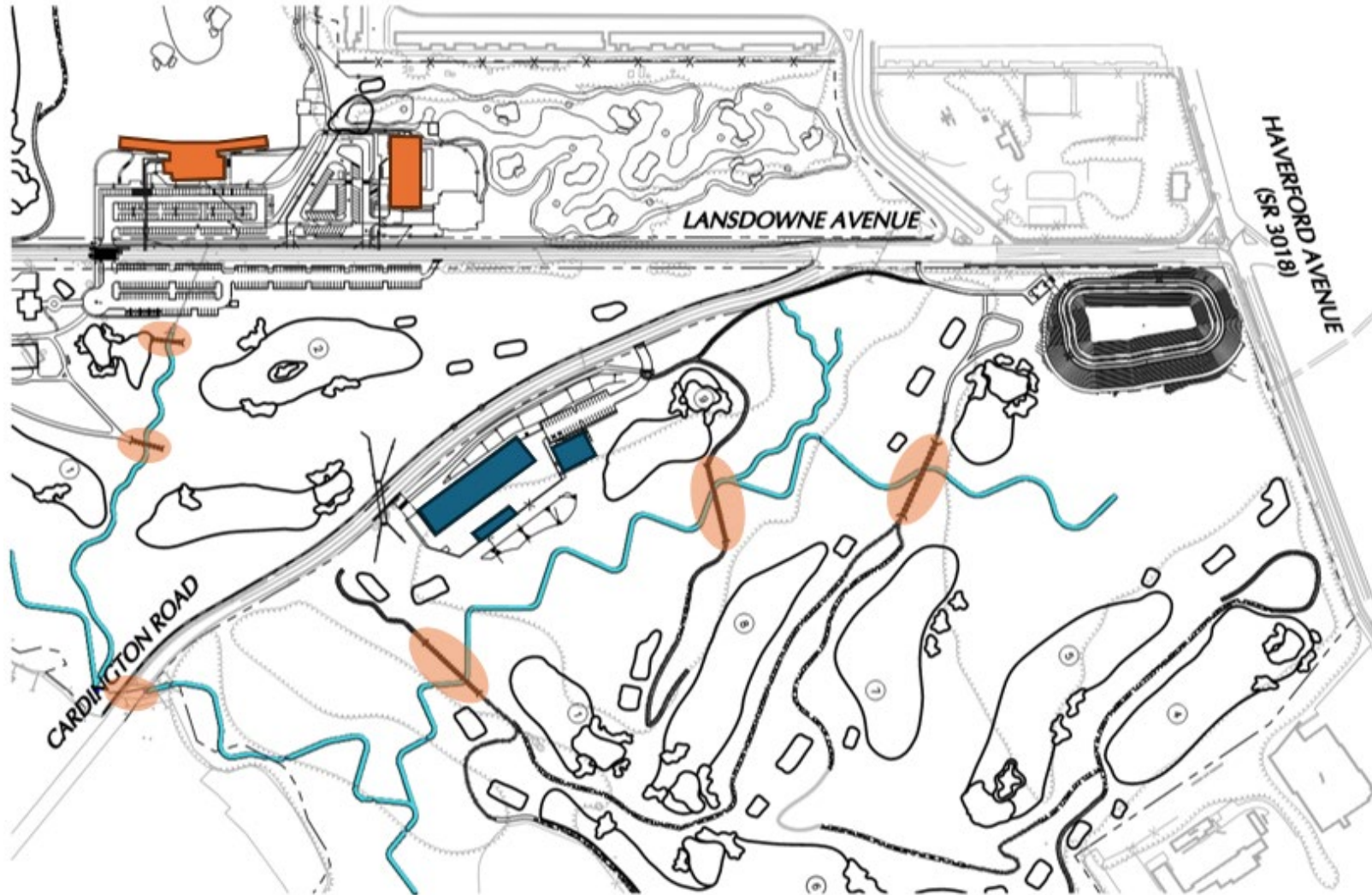


Site Photo C



Site Photo D

Stream Restoration with Bridges and Maintenance Complex



Immediate Site Plan



An aerial photograph of a landscape under development. The foreground shows a dirt road and a grassy area with some erosion control measures. The middle ground features a mix of bare trees and open fields. In the background, a dense urban area with a prominent skyline of skyscrapers is visible under a clear blue sky.

Landscape Plans







Commission Comments – Concept Approval

- Landscaping
 - Treatment of steep slopes and the area between the Maintenance Building and Cardington Road
 - Additional plantings, trees shrubs and grasses in the bioretention basin
 - Additional Plantings throughout the parking lot.
 - Replacement of the Scotch Pine
- Stormwater and wastewater drainage
 - Collection of Storm water
 - Treatment of Equipment Wash Bay

Landscape Plan

Concept Presentation - 88 Trees

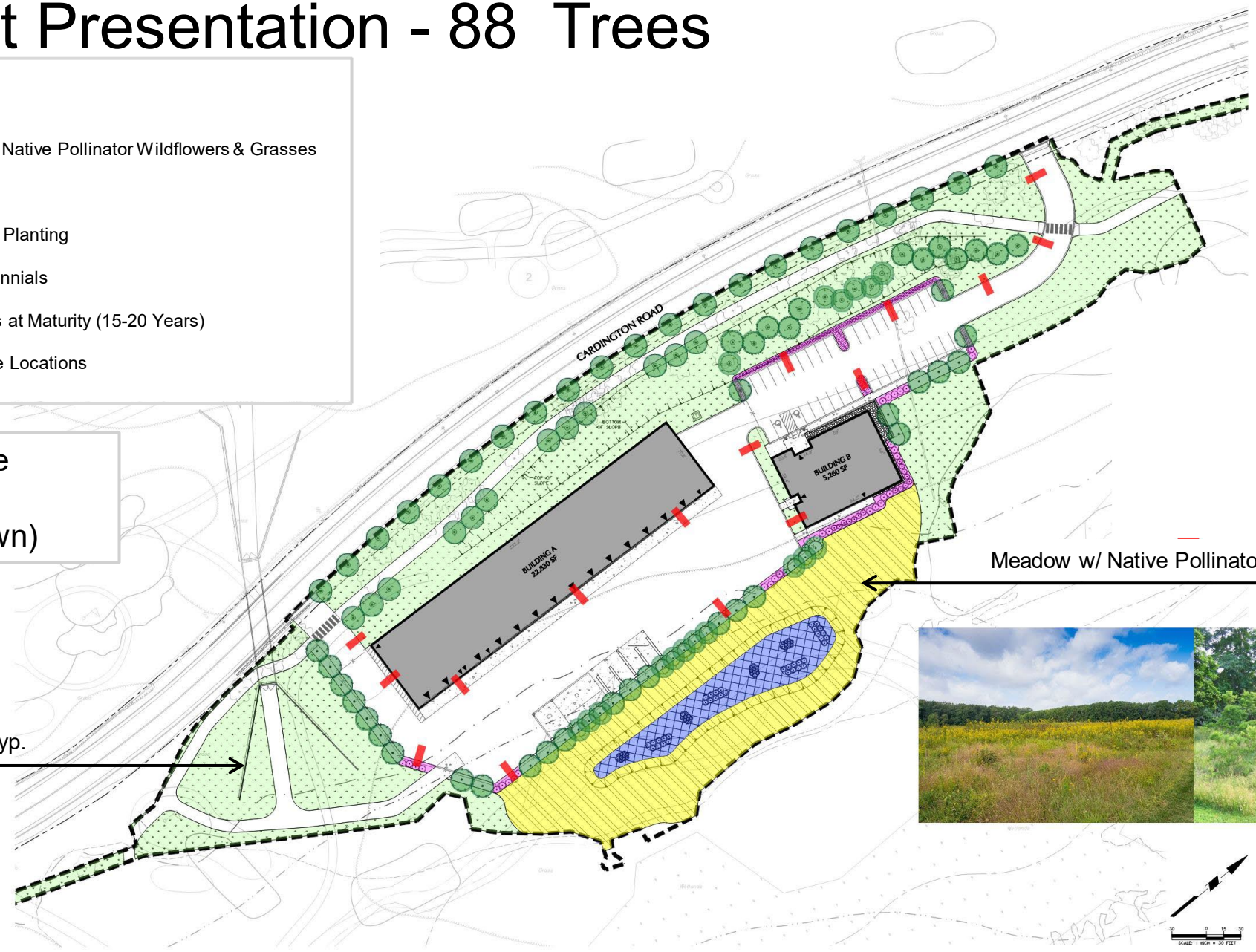
Legend

-  Meadow w/ Native Pollinator Wildflowers & Grasses
-  Lawn
-  Stormwater Planting
-  Native Perennials
-  Large Trees at Maturity (15-20 Years)
-  Light Fixture Locations

Proposed Tree Count:
88 trees (shown)

Lawn, Typ. →

→ Meadow w/ Native Pollinator Wildflowers & Grasses

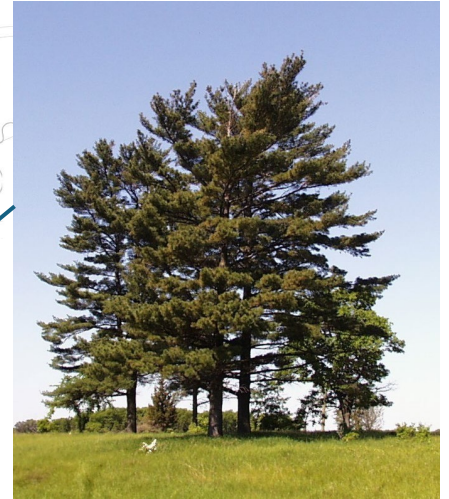


Landscape Plan Revised – 107 Trees

Legend

-  Meadow w/ Native Pollinator Wildflowers & Grasses
-  Lawn
-  Stormwater Planting
-  Native Perennials
-  Large Trees at Maturity (15-20 Years)
-  Light Fixture Locations

**Proposed Tree Count:
Increase from 88 to
107 trees (shown)**



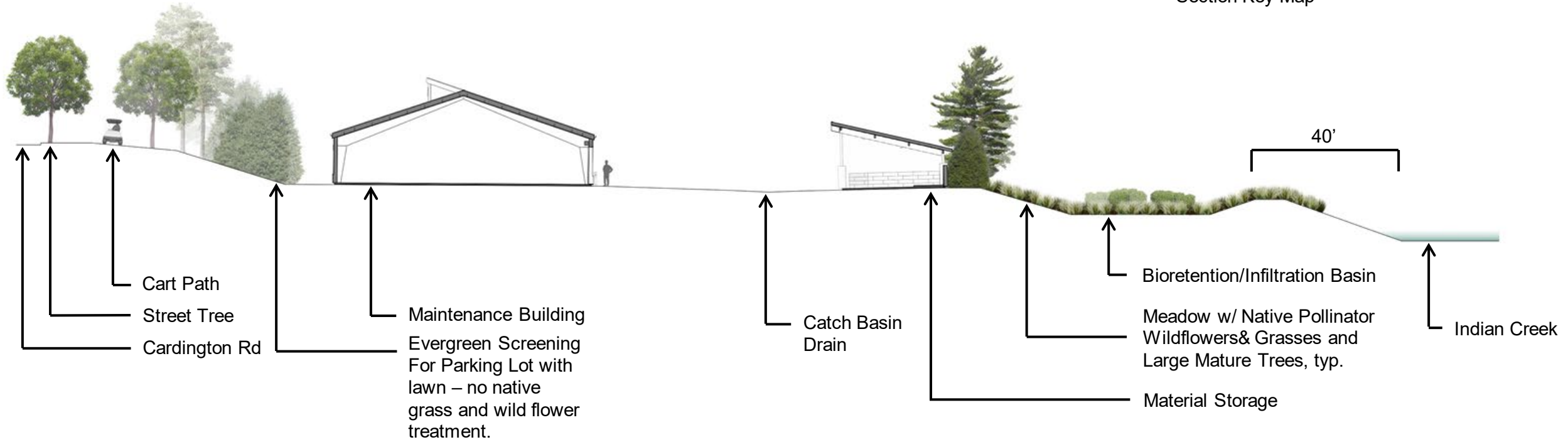
Meadow w/ Native Pollinator Wildflowers & Grasses, Typ.



Section at Cardington Road - Concept Presentation



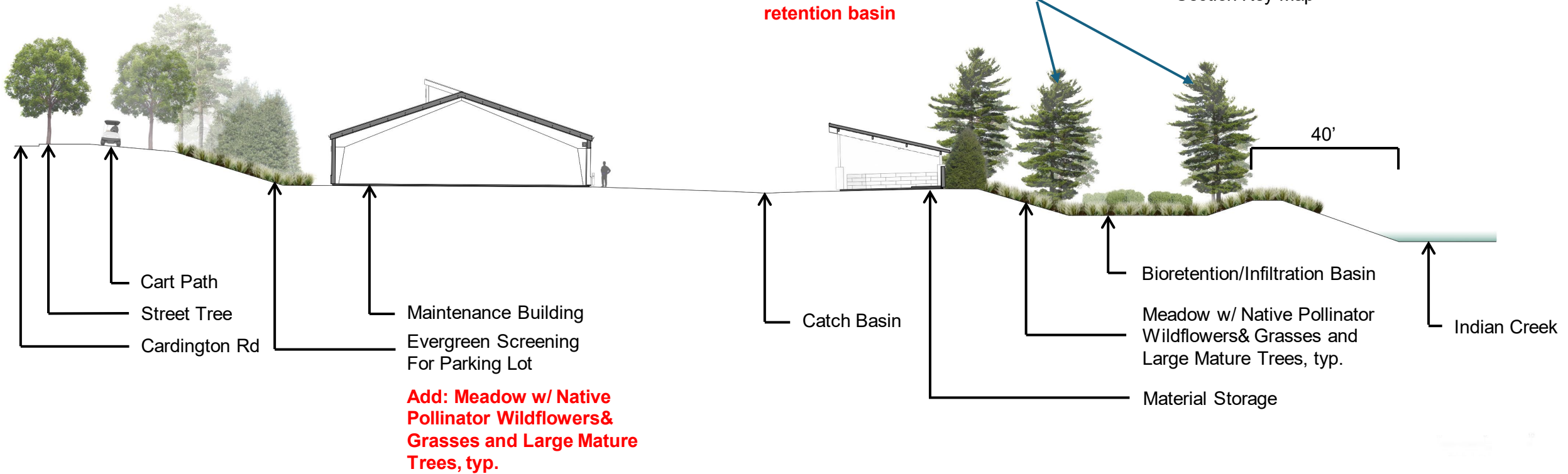
Section Key Map



Section at Lansdowne Avenue Revised



Section Key Map



Landscape Plant Schedule

Quantity	Shade Trees
33	<i>Acer rubrum</i> 'Red Sunset' / Red Maple
5	<i>Gleditsia triacanthos</i> f. <i>inermis</i> / Thornless Honey Locust
Evergreen Trees	
52	<i>Pinus strobus</i> / Eastern White Pine
6	<i>Ilex opaca</i> / American Holly
11	<i>Juniperus virginiana</i> / Eastern Red Cedar
Shrubs & Groundcover	
23	<i>Buxus microphylla japonica</i> / Japanese Boxwood
22	<i>Buxus</i> x. 'Green Velvet' / Green Velvet Boxwood
51	<i>Ilex glabra</i> / Inkberry Holly
20	<i>Ilex glabra</i> 'Shamrock' / Shamrock Inkberry Holly
4	<i>Ilex verticillata</i> 'Jim Dandy' / Jim Dandy Winterberry
36	<i>Ilex verticillata</i> 'Red Sprite' / Red Sprite Winterberry
34	<i>Morella pensylvanica</i> / Northern Bayberry
66	<i>Juniperus horizontalis</i> / Creeping Juniper
109	<i>Liriope muscari</i> / Lilyturf
Meadow Seed Mix A	
40%	<i>Schizachyrium scoparium</i> / Little Bluestem
20%	<i>Carex vulpinoidea</i> / Fox Sedge
20%	<i>Elymus virginicus</i> / Virginia Wildrye
9%	<i>Panicum clandestinum</i> / Deertongue
5.5%	<i>Panicum rigidulum</i> / Redtop Panicgrass
4%	<i>Chasmanthium latifolium</i> / River Oats
0.5%	<i>Carex scoparia</i> / Blunt Broom Sedge
0.3%	<i>Juncus effusus</i> / Soft Rush
0.3%	<i>Juncus tenuis</i> / Path Rush
Meadow Seed Mix B – Stormwater Planting	
20%	<i>Panicum clandestinum</i> / Deertongue
20%	<i>Puccinellia distans</i> / Alkaligrass
18%	<i>Elymus virginicus</i> / Virginia Wildrye
15%	<i>Agrostis stolonifera</i> / Creeping Bentgrass
15%	<i>Poa palustris</i> / Fowl Bluegrass
10%	<i>Carex vulpinoidea</i> / Fox Sedge
1%	<i>Carex scoparia</i> / Blunt Broom Sedge
1%	<i>Juncus effusus</i> / Soft Rush



Acer rubrum 'Red Sunset' / Red Maple



Pinus strobus / Eastern White Pine



Ilex glabra / Inkberry Holly



Morella pensylvanica / Northern Bayberry



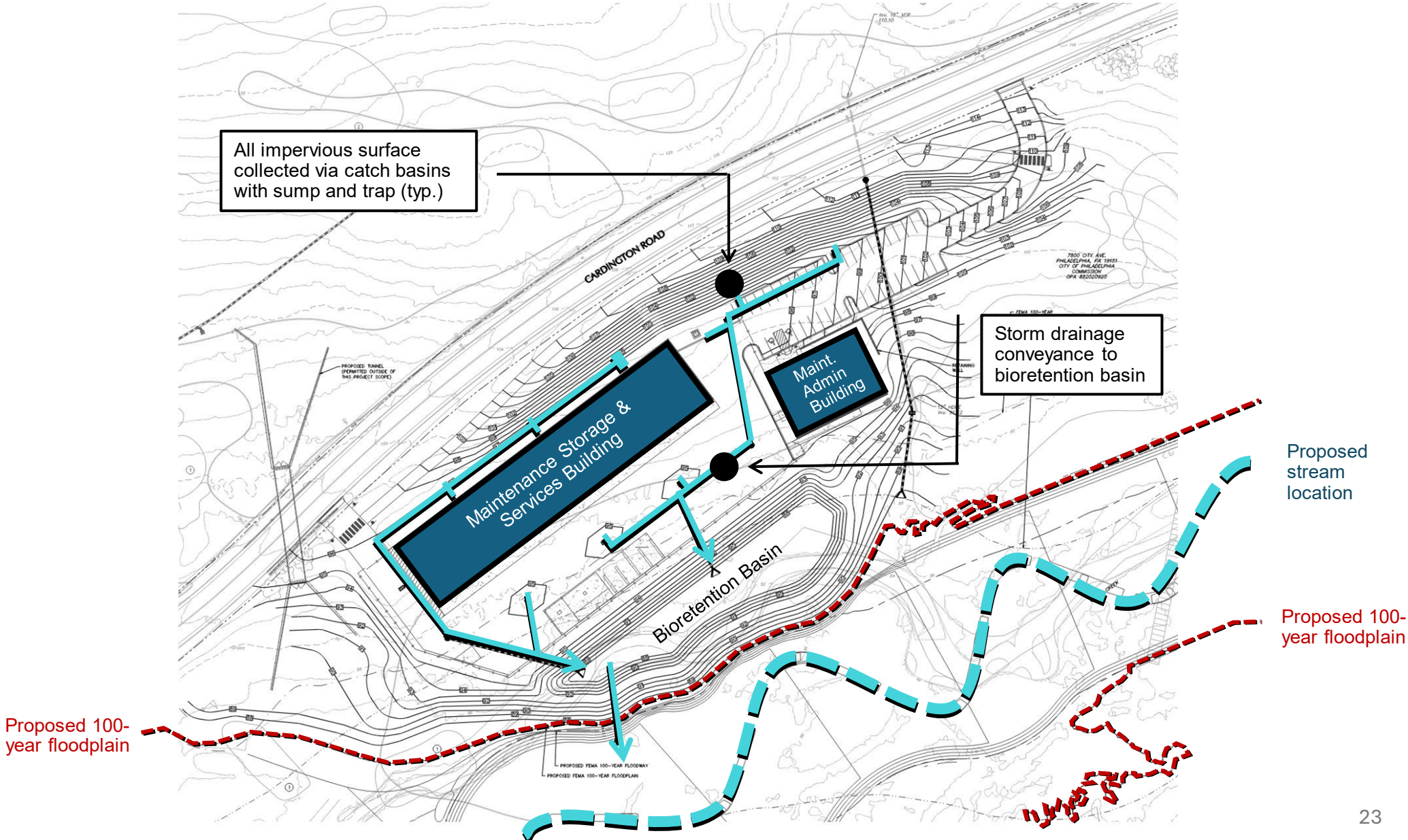
Juniperus horizontalis / Creeping Juniper

Landscape Plan Compliance Chart

PHILADELPHIA LANDSCAPE COMPLIANCE CHART			
APPLICABLE REGULATIONS	REQUIREMENT	PROPOSED	COMPLIANCE
Parking Landscape and Screening 14-803(5)(d)(.1)(.a):	Along all street frontages, the applicant shall provide a minimum 5-foot wide buffer. Such buffer shall consist of at least one shade tree per 20 linear feet and four shrubs per 20 linear feet.	REQUIRED: (313 FT linear frontage) / (1 tree per 20 FT of linear frontage) = 15.7 Trees Required x (4 for shrub count) = 62.8 Shrubs Required PROPOSED: 16 Trees and 65 Shrubs Provided	Complies
Parking Landscape and Screening 14-803(5)(e)(.1):	Interior parking lots and off-street loading areas shall provide an interior landscaped area calculated as a minimum of ten percent (10%) of the total area of all parking spaces, loading spaces, driveways that provide access to parking spaces and loading spaces, and drive aisles	REQUIRED: (11,755.5 SQ FT parking lot area) x 0.1 = 1,175.6 SF of Interior Landscaped Area Required PROPOSED: 2,268 SF of Interior Landscaped Area Provided	Complies
Parking Landscape and Screening 14-803(5)(e)(.5)(.a):	For lots greater than or equal to 5,000 sq. ft., the applicant shall provide one shade tree per 200 sq. ft., three shrubs per 200 sq. ft., and 15 perennials or ground cover per 200 sq. ft. of interior landscaped area. A maximum of twenty percent (20%) of required shrubs may be replaced one-for-one with a tall grass species.	REQUIRED: (2,268 SQ FT interior landscaped area) / (1 tree per 200 SQ FT) = 11.3 Trees Required; (11.3 Trees Required) x (3 shrubs per 200 SQ FT) = 34 Shrubs Required; (11.3 Trees Required) x (15 perennials per 200 SQ FT) = 169.5 Perennials Required PROPOSED: 16 Trees, 57 Shrubs, and 179 Perennials Provided	Complies
Street Tree Requirements 14-705(2)(c)(.2)(.a):	At least one street tree per 35 ft. of linear frontage shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.	REQUIRED: (728 FT linear frontage) / (1 tree per 35 FT of linear frontage) = 20.8 Street Trees Required PROPOSED: 21 Trees Provided	Complies
On-Site Landscape and Tree Requirements 14-705(5)(e)(.3):	Yard trees must be provided at a rate of one tree per 1,600 sq. ft. of open area, not including watercourses and any open area in use as driveway access, parking, or landscape buffers necessary to satisfy the requirements of § 14-705(1)(d).	See sheet LP001 for Yard Tree Requirement Table.	Complies



Grading and Drainage Plan



ESD Waste 2 Water

<https://www.waste2water.com/>



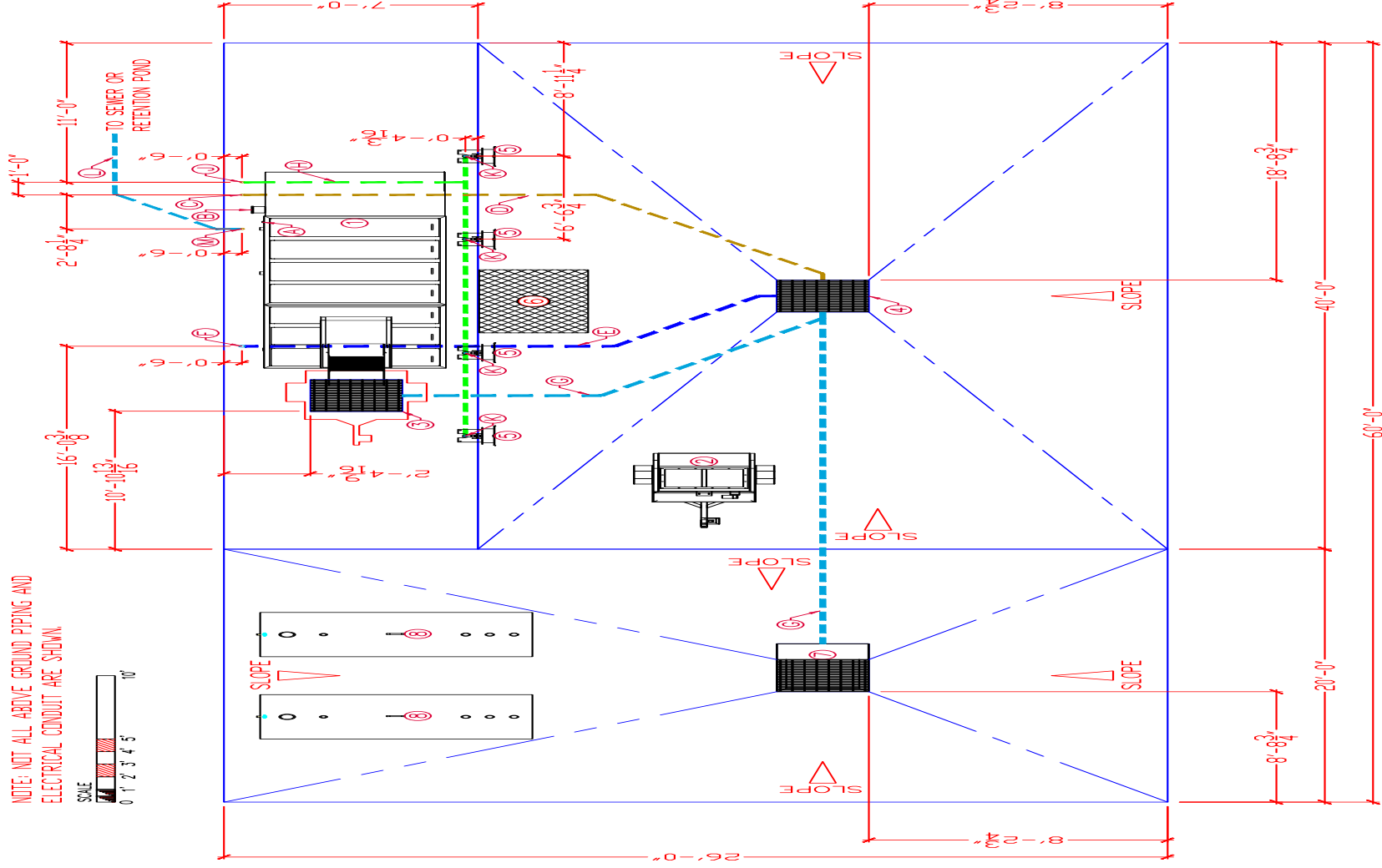
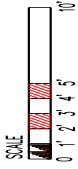
- Closed Loop fully contained Wash System
- Water used for washing equipment goes into drain, then is sent through a system that treats it, filters it and loops it back as clean water
- System biologically treats and filters out grease, grime, and oil that collects on equipment and is washed off
- Sump and clipping separator filters out grass, sand and other debris
- Oil Water separator with fuel pads
- Conserves water
- Complies with EPA regulations
- Protects the property from contaminated wash water

ESD Waste 2 Water

<https://www.waste2water.com/>



NOTE: NOT ALL ABOVE GROUND PIPING AND ELECTRICAL CONDUIT ARE SHOWN.



ESD EQUIPMENT	PLUMBING	PROCESS PIPE
<ul style="list-style-type: none"> ① ESD CSMS 800-0, COMBO SYSTEM, W/CLIPPING SEPARATOR ② ESD CLIPPING TRAILER [1892] ③ ESD SHALLOW SUMP [1503] ④ ESD ROUND SUMP W/SUMP PUMP [1500] ⑤ ESD REMOTE HOSE STATIONS [1801] (04 PLACES) ⑥ ESD DEWATERING BAG 3' X 5' [1812] ⑦ ESD OIL WATER SEPARATOR, IN GROUND [1505] 	<ul style="list-style-type: none"> ① FRESH WATER, 3/4" SCH 40 PVC, REQUIRED LOCATION ELECTRICAL ② ELEC. PWR., 240VAC, 50AMP, SINGLE PHASE, W/NEUTRAL WIRE, REQUIRED LOCATION ③ STUB-UP, 3/4" ELEC. CONDUIT ④ 3/4" ELEC. CONDUIT, FR "c", TO "d" 	<ul style="list-style-type: none"> ① FORCED SUPPLY LINE, 2" SCH 40 PVC, FR 4" TO 6" ② STUB-UP, NIPPLE, 2" S.S. ③ GRAVITY DRAIN, 2" SCH 40 PVC, FR 3" TO 4" ④ RECYCLE SUPPLY LINE, 1 1/2" SCH 40 PVC, FR 3" TO 4" ⑤ STUB-UP, 1 1/2" SCH 40 PVC ⑥ STUB-UP, 3/4" SCH 40 PVC ⑦ OVERFLOW DRAIN, 2" SCH 40 PVC ⑧ STUB-UP, 2" SCH 40 PVC



Waste 2 Water

495 Oak Road
Ocala, FL 34472

PREPARED FOR:
COBBS CREEK
GOLF CLUB

PROJECT NAME:
WASH WATER SYSTEM
PHILADELPHIA, PA

TITLE:
PLAN

DRAWN BY:
MLB

ENGINEERING:
JMG

MFG

DC

DATE:
01/11/21

DWG NO:
JMG00721-03

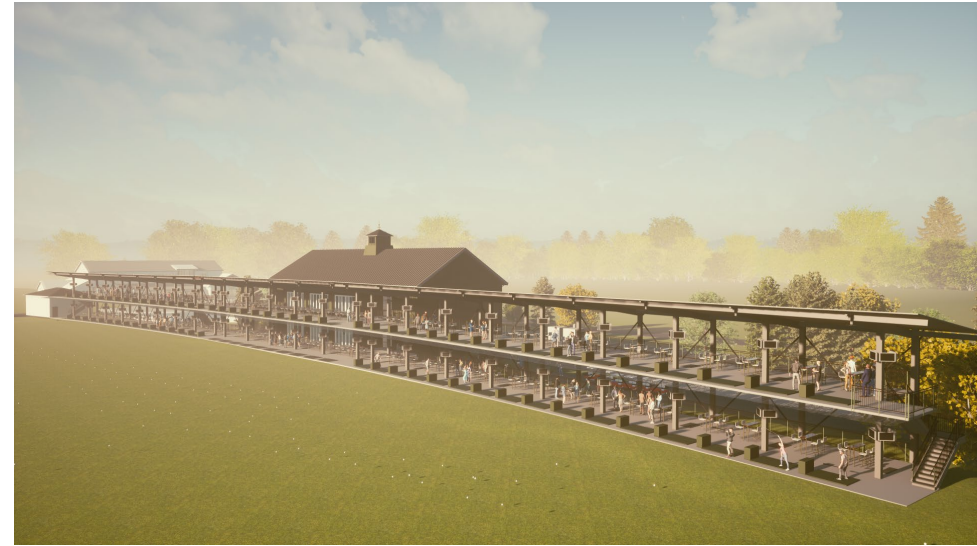
SCALE:
NTS

SHEET:
01 OF 01

Campus Architecture – Pennsylvania Agricultural Aesthetic



Driving Range Building (from Lansdowne Ave)



Driving Range Building



Education Center



Pump House

An aerial photograph of a large-scale construction or land reclamation project. The foreground shows a dirt embankment with a drainage ditch, a road, and some green grass. The middle ground is a vast, flat area of cleared land with scattered trees and a road. In the background, a dense urban area with a prominent skyline of skyscrapers is visible under a clear blue sky.

Materials & Renderings



Maintenance Building Finishes



Standing Seam Metal Roof



Metal Panel Siding



Splitface CMU



Vinyl Coated Chain Link Fence



Chain Link Gate



Security Lighting



Street View Rendering



Street View Rendering



Material Storage Rendering



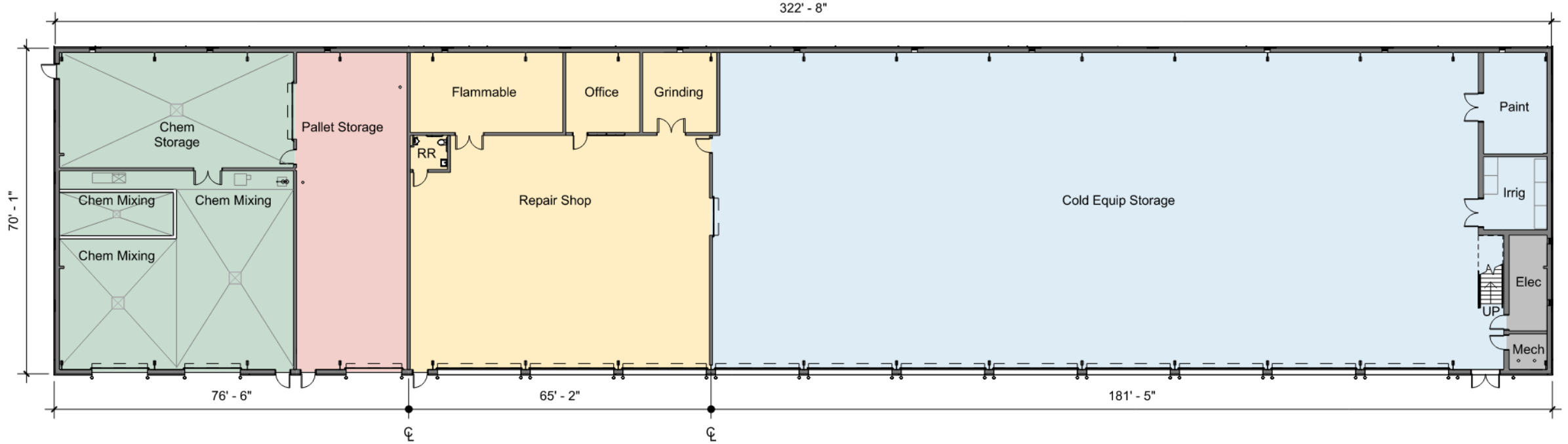
Aerial View Rendering



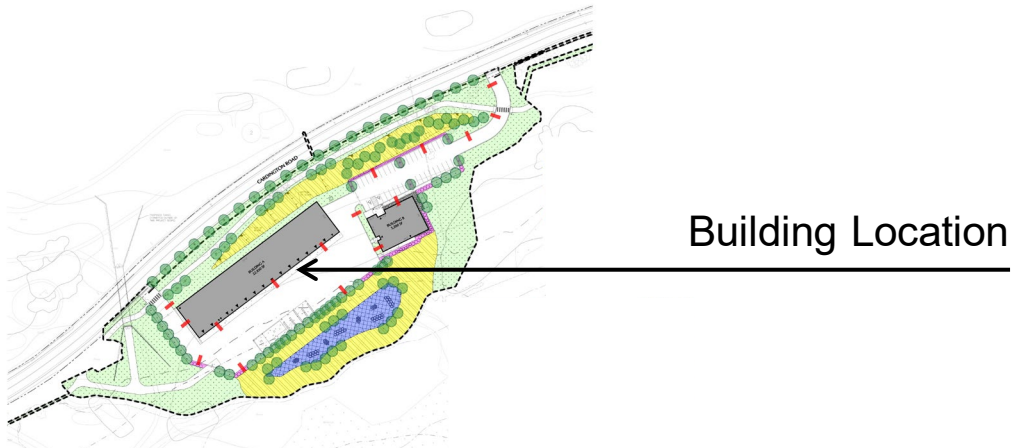
An aerial photograph of a large-scale construction or land reclamation project. The foreground shows a deep, wide trench with exposed earth and some construction equipment. The middle ground is a vast, flat area of cleared land, possibly a golf course or park, with scattered trees and a road. In the background, a dense urban area with a prominent skyline of skyscrapers is visible under a clear blue sky.

Floor Plans & Elevations

Maintenance Storage and Services Building Plan



Maint. Storage & Services Bldg. – Ground Floor Plan



Key Plan



Maintenance Storage and Services Building Elevations



Maint. Storage & Services Bldg. – West Elevation (Cardington Rd)

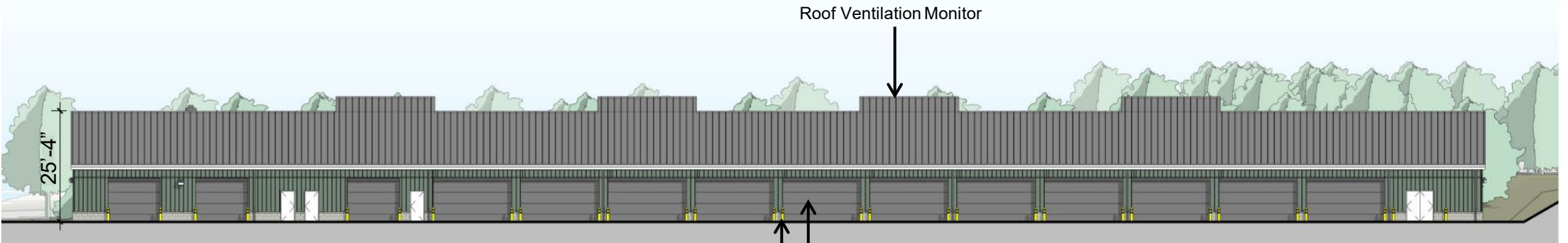


Maint. Storage & Services Bldg. – North Elevation

Metal Panel Siding
Splitface CMU



Maint. Storage & Services Bldg. – South Elevation

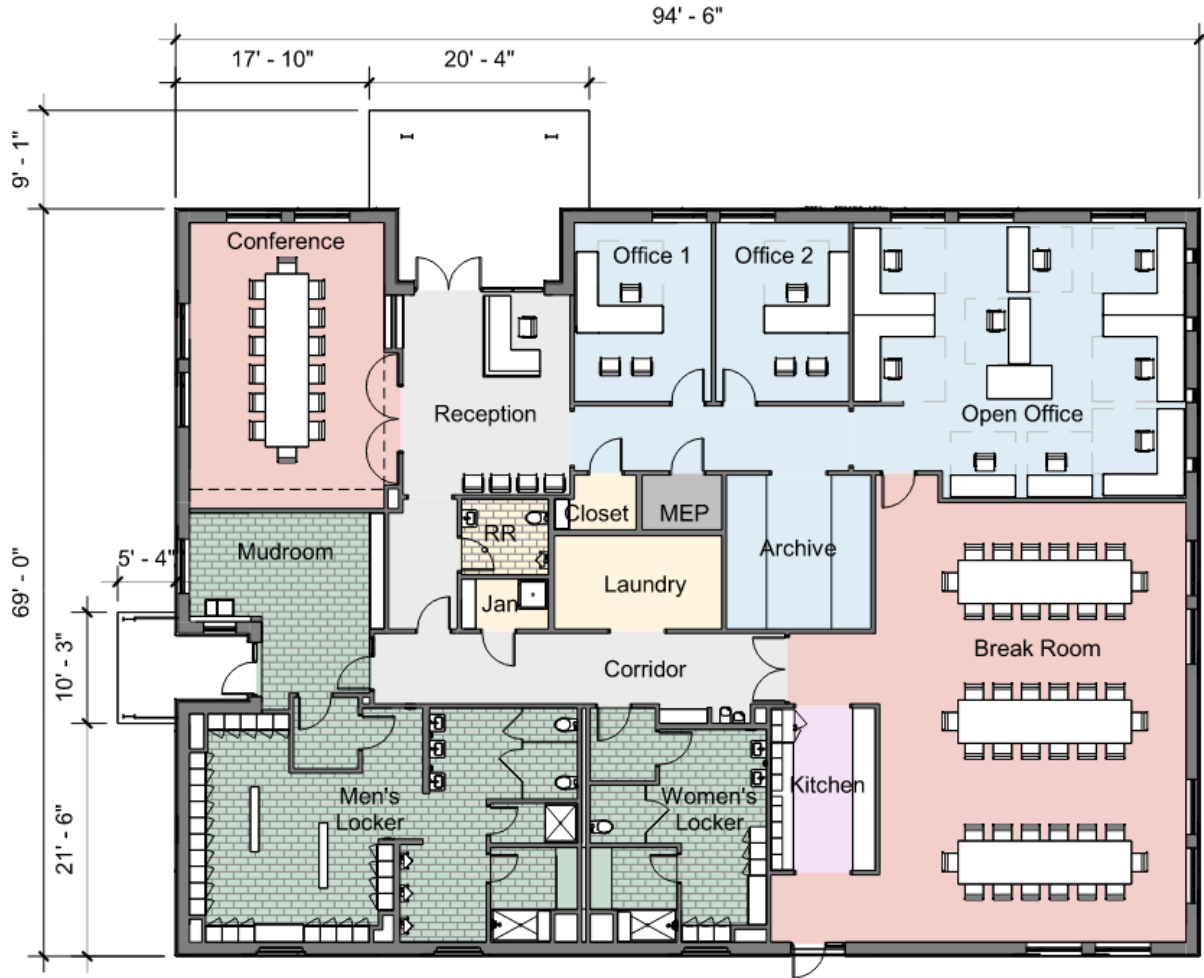


Maint. Storage & Services Bldg. – East Elevation

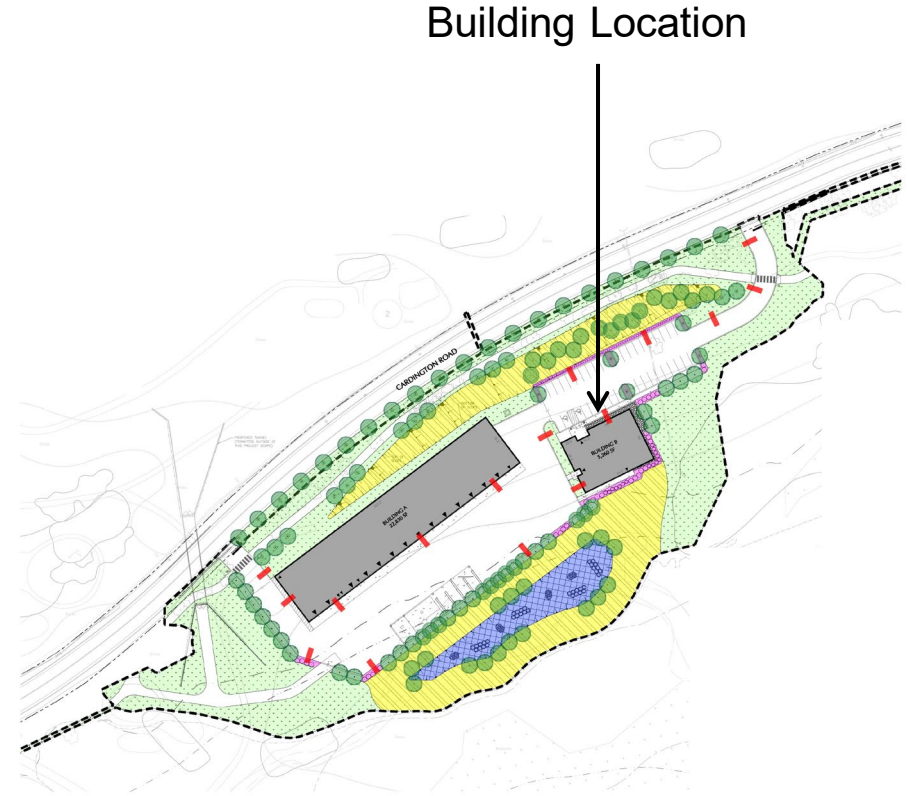
Roof Ventilation Monitor
Garage Door (Insulated)
Bollard



Maintenance Administration Building Plan



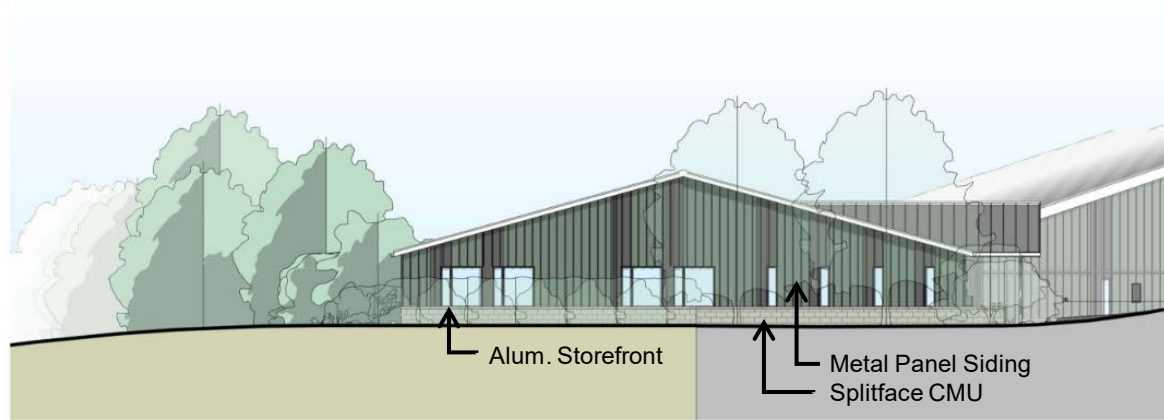
Maintenance Administration Building – Floor Plan



Key Plan



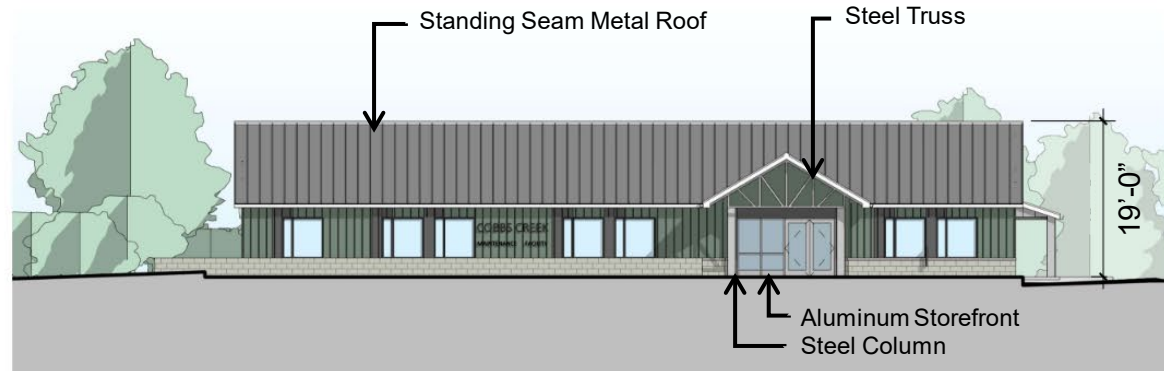
Maintenance Administration Building Elevations



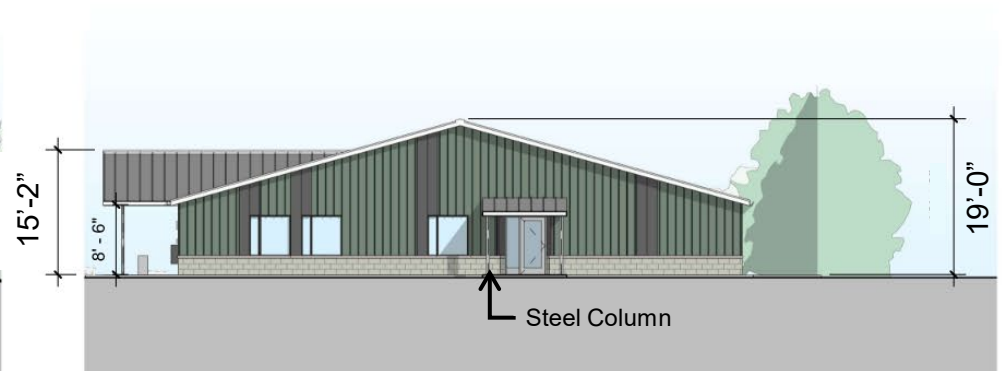
Maint. Admin. Bldg. – North Elevation



Maint. Admin. Bldg.– East Elevation



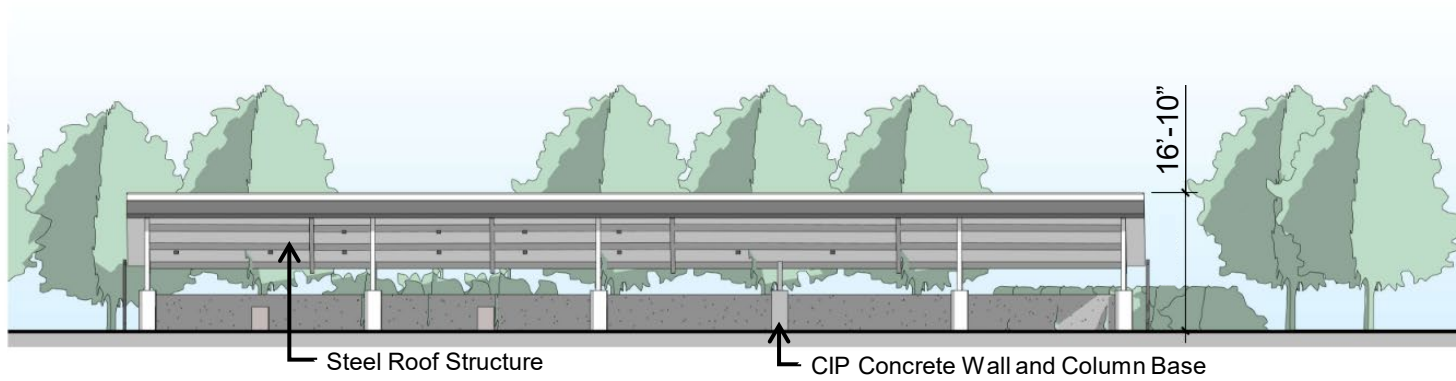
Maint. Admin. Bldg. – West Elevation



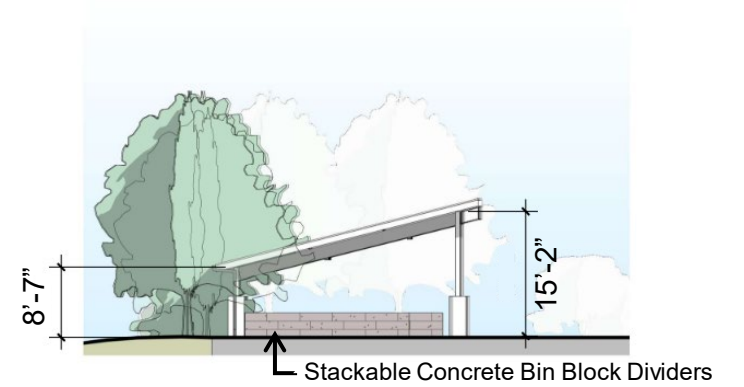
Maint. Admin. Bldg. – South Elevation



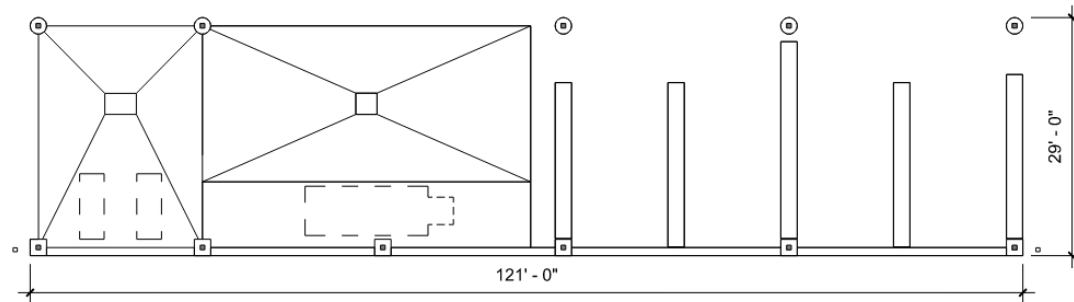
Material Storage



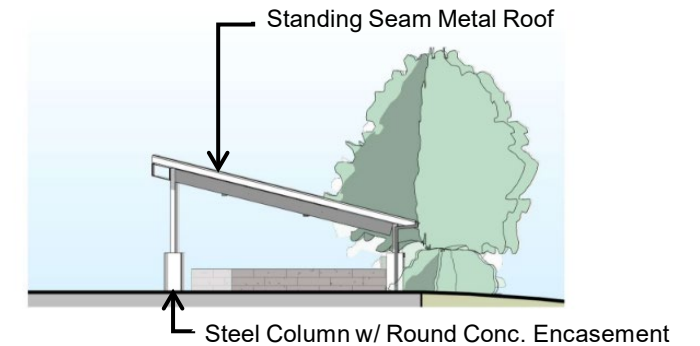
Material Storage – West Elevation



Material Storage – North Elevation



Material Storage – Floor Plan



Material Storage – South Elevation



Appendix



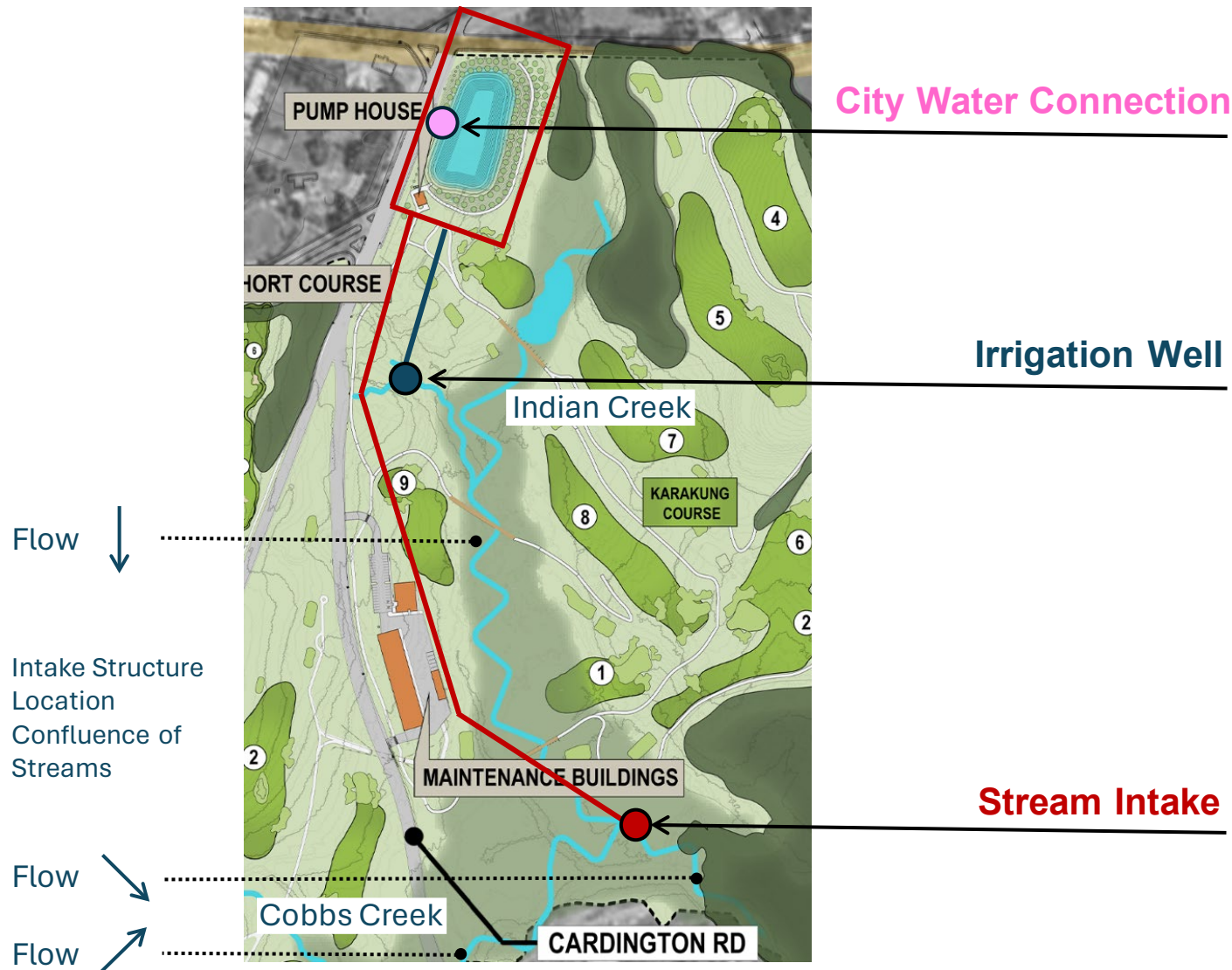
DRBC Water Source Approvals

- The source of our water for the project comes from Indian and Cobb's creek and our plan has been reviewed and approved by the Delaware River Basin Commission who has jurisdiction over these streams.
- The irrigated surface areas are within the watershed of the two streams that run through the property.
- All water from the streams naturally replenishes the existing aquifer of the water shed feeding both Streams.
- The sub surface soil structure provides natural filtration for the irrigation water used and returned to the aquifer.
- "What we borrow from our streams returns to our streams."

<p style="text-align: center;">DOCKET NO. D-2021-005-1</p> <p style="text-align: center;">DELAWARE RIVER BASIN COMMISSION</p> <p style="text-align: center;">Cobbs Creek Restoration and Community Foundation – Cobbs Creek Golf Club Ground and Surface Water Withdrawal <u>City of Philadelphia, Philadelphia County, Pennsylvania</u></p> <p style="text-align: center;"><u>PROCEEDINGS</u></p> <p style="text-align: center;">This docket is issued in response to an Application submitted to the Delaware River Basin Commission (DRBC or Commission) on December 8, 2021 (Application) for approval of an allocation of groundwater and surface water and review of a groundwater and surface water withdrawal project.</p> <p style="text-align: center;">The Application was reviewed for approval under Section 3.8 and for a withdrawal permit under Section 10.3 <i>Delaware River Basin Compact</i>. The Philadelphia City Planning Commission has been notified of pending action on this docket. A public hearing on this project was held by the DRBC on August 10, 2022.</p>
<p style="text-align: center;">Effective on the approval date for Docket No. D-2021-005-1 below, the project and appurtenant facilities as described in Section A.4. (Design Criteria) and A.5. (Facilities) are approved subject to the following conditions, pursuant to Section 3.8 of the <i>Compact</i>:</p>
<p style="text-align: center;">BY THE COMMISSION</p> <p style="text-align: center;">APPROVAL DATE: September 8, 2022</p> <p style="text-align: center;">EXPIRATION DATE: September 8, 2032</p>



Irrigation Reservoir Supply Locations



- City Water Connection – March 2024**
Tertiary Water Source
- 500 GPM
 - Approved by PWD 3/17/22 (Back up source)

- Irrigation Well – August 2024**
Secondary Water Source
- Groundwater extraction 700 feet deep @ 100GPM
 - Approved by Delaware river basin commission 9/8/22

- Stream Intake – Spring 2025**
Primary Water Source
- Surface water extraction from streams @650 GPM
 - Approved by Delaware River Basin 9/8/22

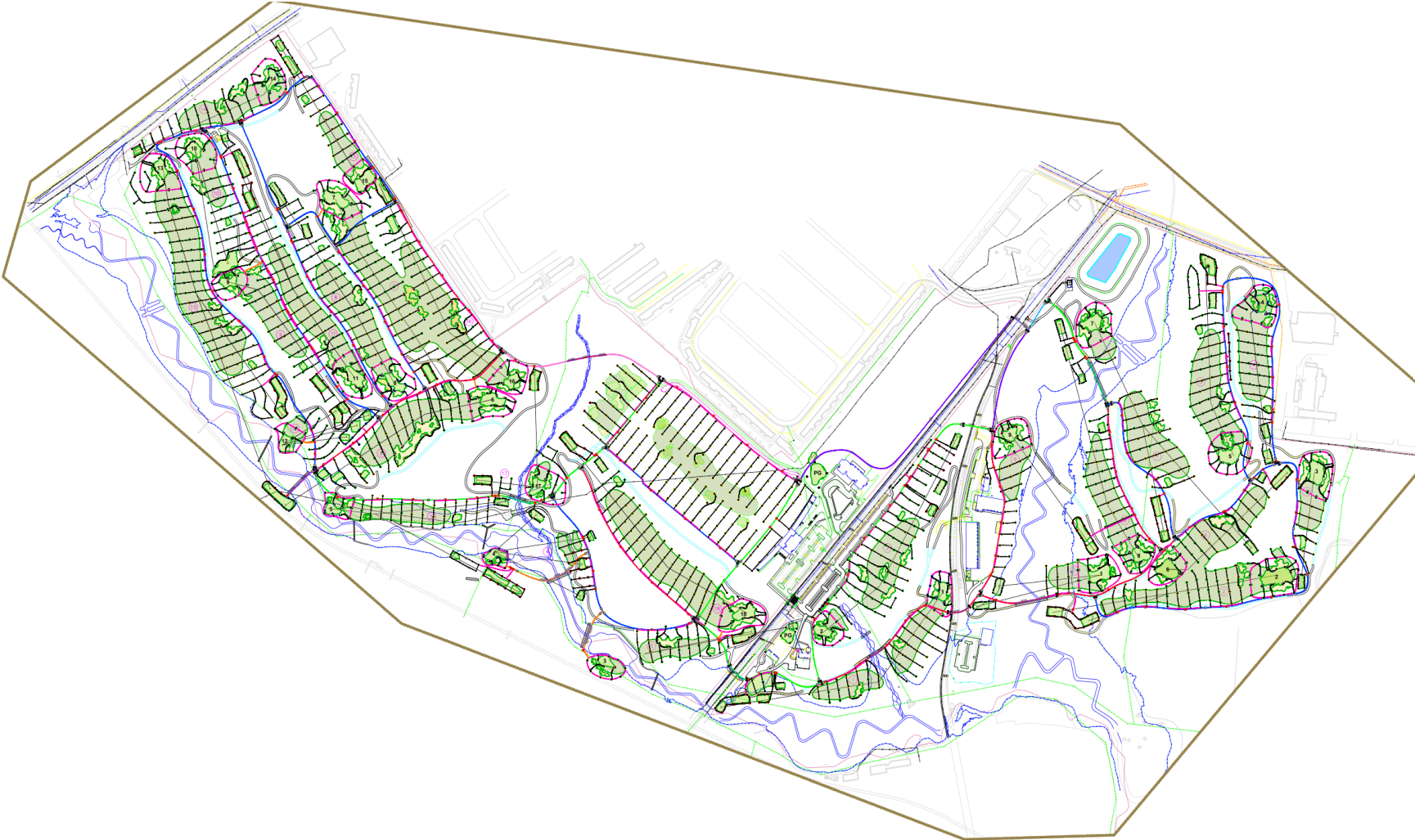


Conceptual Approval Comments

- Provide more detail on the perimeter site improvements (tree replacements, plant species, and sidewalk improvements), Pumphouse Site plan, Floor plan & Lighting
- Provide Clarification for Proposed Limits of Disturbance – LOD.
- Provide clarification on the water supply connections to the Reservoir (primary and secondary feeds) - approvals, timeline timelines, capacity.
- Circulation of the water across the topography of the site, and the functions of the City water source and the stormwater management source.
- Clarifications on Best Practices and links to detailed information concerning regulation of agricultural practices for Golf Courses.



Irrigation Master Plan

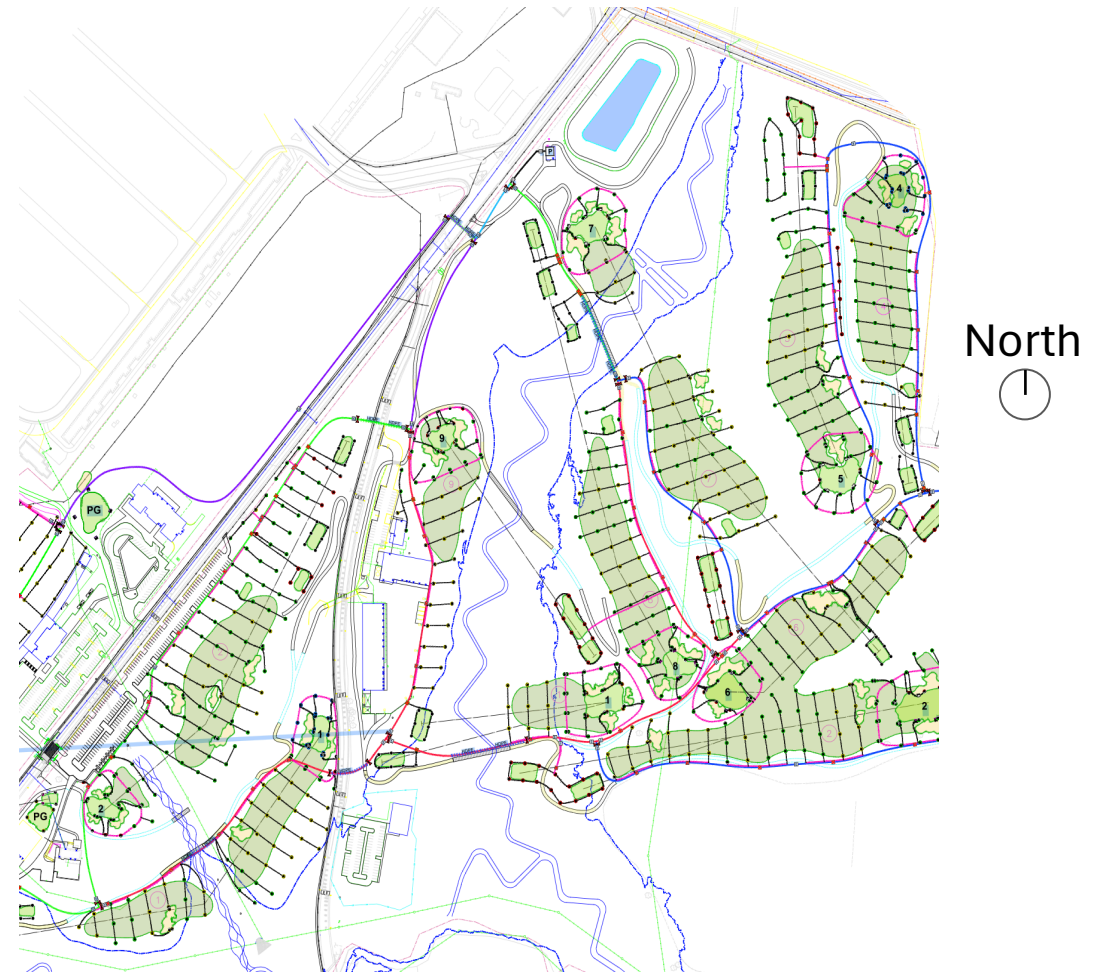


North
⌚



Irrigation Master Plan

- State-of-the-art weather station platform across the property.
- This measures air temperature, humidity, rainfall with in-ground sensors for the irrigated turf areas.
- Central control system on an area by area, zone by zone basis to control the exact amount of water required in any one zone on an hour-by-hour basis.
- This water conservation technology will precisely provide the necessary amount of water required to protect the turf. “No overwatering”
- The sprinkler heads capable of delivering specific water amounts to any zone for a specific duration with the minimum of a 30 second cycle.
- The entire system is maintained with mobile applications.



Best Management Practices

- Golf course nutrients and fertilizers needed to sustain the health of the turf meet all Federal, State and City guidelines.
- We are required to log and report these materials and their use on a routine basis to all authorities having regulatory purview.
- Supports sustainable environmental best practices not unlike any other golf course in this region and around the country.

[Best Management Practices for Pennsylvania Golf Courses](#)



Best Management Practices

- BMPs have been incorporated by the Foundations site superintendent & design team during programming, planning & final design of the Golf Courses and property environment.
- They will form the basis of ongoing property management, operations and maintenance upon completion and occupancy.

- planning, design, and construction

-integrated pest management

-surface water management

-pesticide management

-irrigation

-pollinator protection

-water quality monitoring

-maintenance operations

-nutrient management

-landscape management

-cultural practices

-energy



Links for Future Information

[Chapter 6-1300: Healthy Outdoor Public Spaces](#) - Philadelphia Laws

- signed into law in January 2021
- prohibits synthetic herbicides
- updates practices on posting, reporting, record keeping

[Pennsylvania Department of Agriculture](#) - State Laws

- [Fertilizer Law](#)
- [Fertilizer Regulations](#)
- [Pesticides](#)
- [Licensing](#)

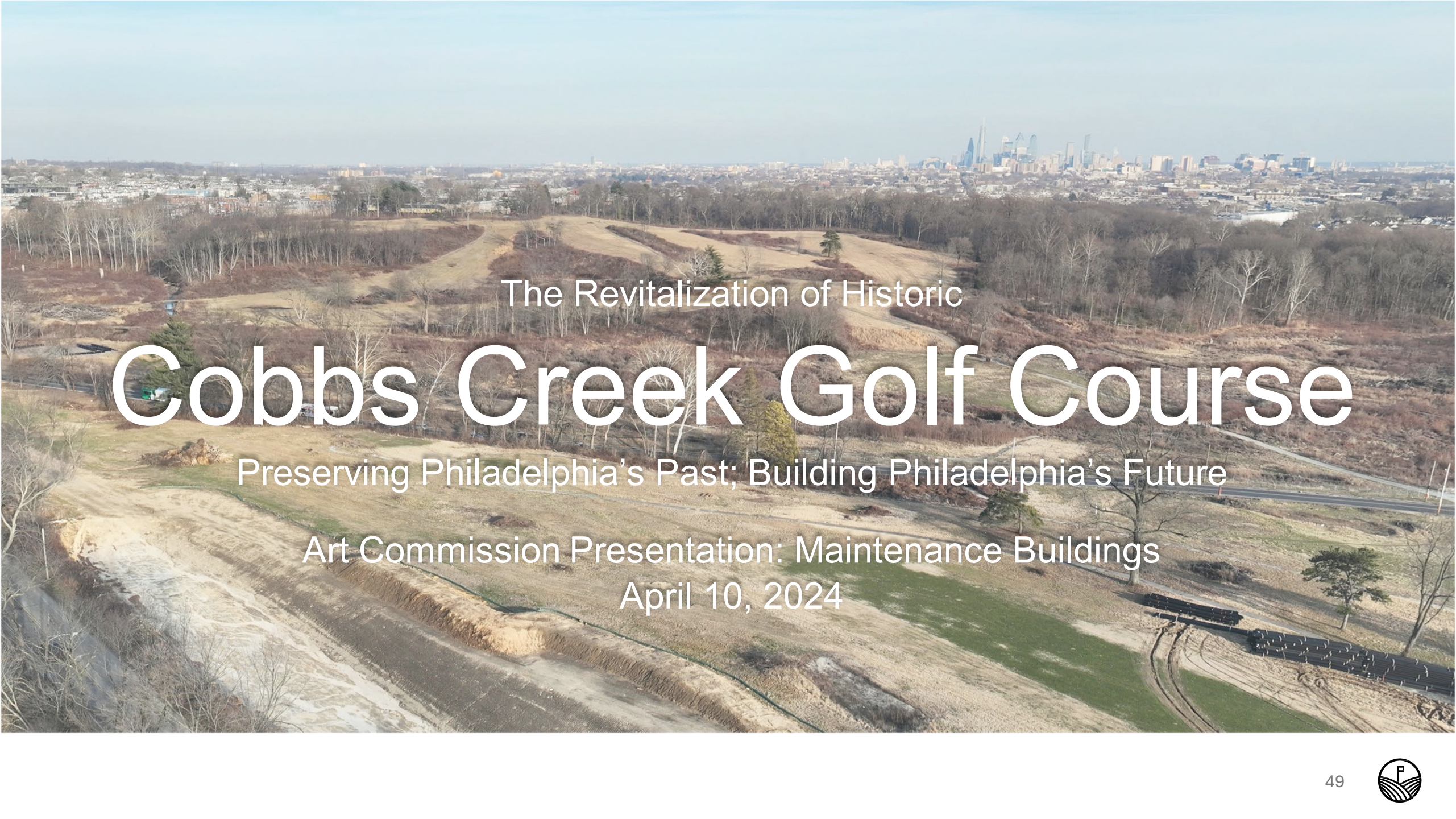
[Environmental Protection Agency](#) – Federal Law

- [Approved List of Chemicals](#) – Under Topic on Left, Click Product Labels
- [Endangers Species and Pesticides](#)
- [Labels](#)
- [Storage](#)
- [Restricted and Canceled Uses](#)
- [Worker Protections](#)

[Audobon International](#) – Environmental Management Practices

- environmental planning
- wildlife and habitat management
- chemical use reduction and safety
- water conservation
- water quality management





The Revitalization of Historic

Cobbs Creek Golf Course

Preserving Philadelphia's Past; Building Philadelphia's Future

Art Commission Presentation: Maintenance Buildings
April 10, 2024

