

BOROUGH OF WEST CONSHOHOCKEN LANDSCAPE REQUIREMENTS CHART

ZONING

113-39. DEVELOPMENT REGULATIONS.

G.12.(c) A high-intensity buffer as defined in SALDO of 10 feet along the perimeter of the tract boundary shall be required. The buffer area shall not be included as part of the ten-percent open space requirement.

SUBDIVISION AND LAND DEVELOPMENT

102-19. ALLEYS DRIVEWAYS AND PARKING AREAS.

C.3. PARKING AREA. Parking lot landscaping shall be provided according to the requirements of § 102-36 herein.

102-36. LANDSCAPING; BUFFERING; STREET TREES; PRESERVATION OF EXISTING VEGETATION.

A. PARKING LOT LANDSCAPING

(2) All parking lots with 10 or more stalls shall be landscaped according to the following regulations:

(e) Planting islands shall be a minimum of nine by 18 feet in area, underlain by soil (not base course material), mounded at no more than a slope of 4:1, nor less than a slope of 12:1, and shall be protected by curbs, wheel stops or bollards. Each planting island shall contain one shade tree plus shrubs and/or groundcover to cover the entire area.

1 PLANTING ISLAND = 1 TREE

(3) All parking lots shall be screened from public roads and from adjacent properties as required in § 102-36D(4) herein.

C. STREET TREES

(1) Street trees shall be required:

a. Along all existing streets when they abut or lie within the proposed subdivision or land development.
b. Along all proposed streets.

c. Trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted a minimum distance of three feet from curbs and sidewalks, 15 feet from overhead utilities and six feet from underground utilities.

d. Trees shall be planted at a ratio of one tree per 40 linear feet of frontage or fraction thereof.

Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.

- MOIR AVE. = 76' / 40' = 2 TREES
- MARIA ST. = 60' / 40' = 2 TREES
- JOSEPHINE AVE. 255' / 40' = 6 TREES
- PRIVATE DRIVE 320' / 40' = 8 TREES

(3) e. Trees shall comply with the requirements of § 102-36F herein.

The use of tree species selected from the List of Recommended Plant Materials is encouraged.

D. BUFFERS AND SCREENS

(3) Property line buffer requirements.

(a) Property line buffers shall be required for the following types of development, and as otherwise specified in Chapter 113. Zoning:
(c) The amount and type of plant material required shall be determined by the intensity of the proposed land use and the adjacent existing land use or zoning district for vacant land, according to Table 1 herein.

TABLE 1: REQUIRES A HIGH INTENSITY BUFFER

(e) Plant material quantities and types. For every 100 linear feet of property line to be buffered, the following minimum quantities and types of plant material shall be required:

- [3] High-intensity:
 - a. Five Evergreen Trees.
 - b. Two ornamental trees.
 - c. One canopy trees.
 - d. Ten shrubs.

585' OF BUFFER REQUIRED

- 685' / 100' = 5.85
- 5.85 x 1 = 6 CANOPY TREES
- 5.85 x 2 = 12 ORNAMENTAL TREES
- 5.85 x 5 = 28 EVERGREEN TREES
- 5.85 x 10 = 59 SHRUBS

(4) Site element screens.

(a) Site element screens shall be required in all proposed land developments around the following site elements, when these are located partially or fully within 100 feet of a property line or existing road right-of-way:

- 1. Parking lots

(c) The type of site element screen shall be determined by the site element and the adjacent existing land use or zoning district for vacant land, according to Table 2 herein.

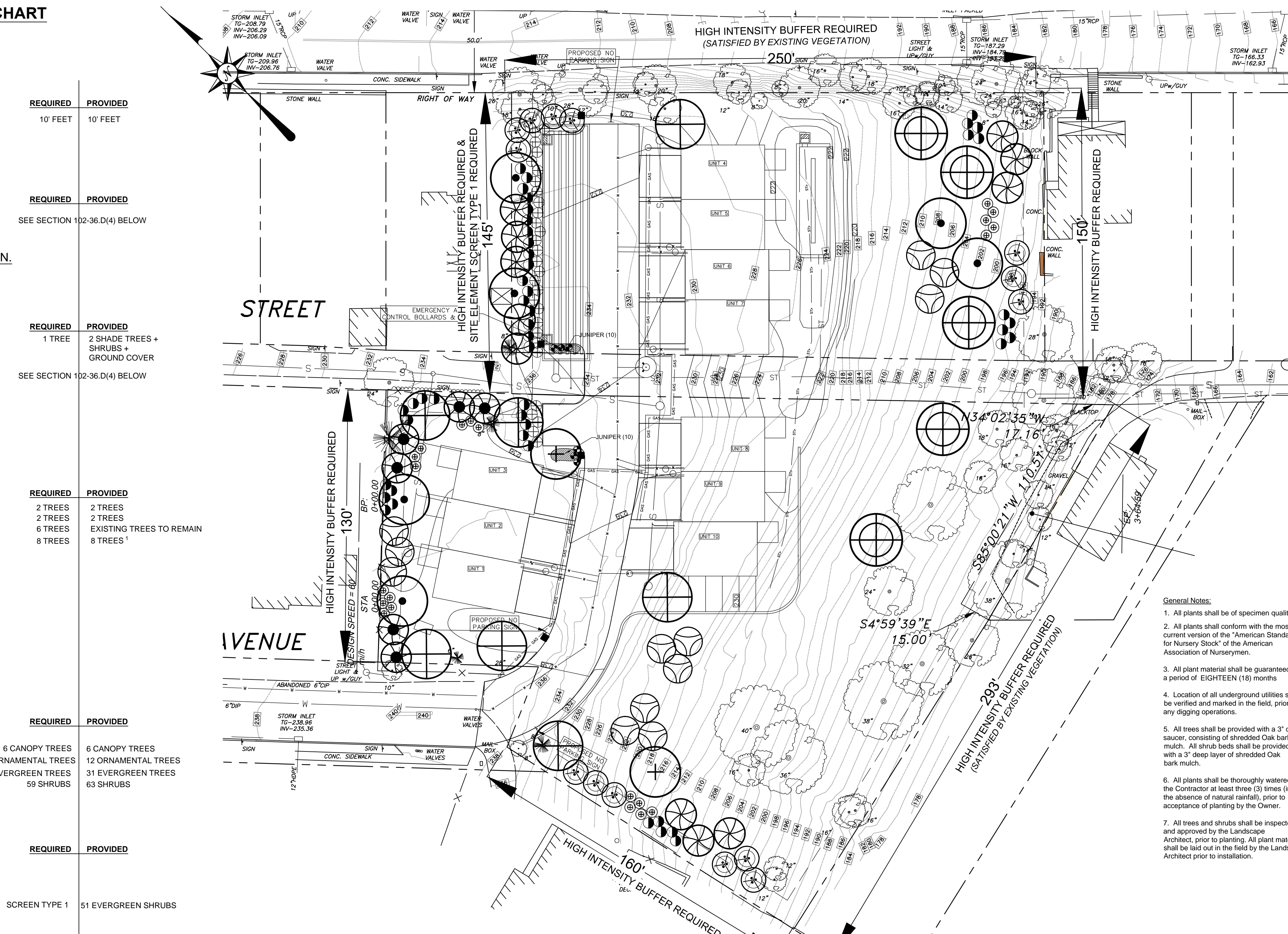
(f) Screen types and design criteria. The following types of screens shall be used where specified in Table 2.

TABLE 2: REQUIRES SCREEN TYPE 1

- 10 Parking Spaces - Shrubs to be placed 3' on center

REQUIRED TOWNSHIP PLANT SCHEDULE				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
102-36.A. PARKING LOT LANDSCAPING				
2	⊕	Gleditsia triacanthos, inermis	Thornless honeylocust	2.5" cal. min., 12-14' ht., B&B
6	⊗	Buxus x 'Green Velvet'	Green Velvet Boxwood	18-24" ht.
20	⊙	Juniperus horizontalis	Blue Rug Juniper	3 gallon
102-36.C. STREET TREES.				
7	⊕	Quercus imbricaria	Shingle Oak	2.5" cal. min., 12-14' ht., B&B
5	⊕	Quercus phellos	Willow Oak	2.5" cal. min., 12-14' ht., B&B
102-36.D.3. PROPERTY LINE BUFFER				
6	⊙	Acer saccharum	Sugar Maple	2.5" cal. min., 12-14' ht., B&B
11	⊗	Picea abies	Norway Spruce	8-10' ht., 4-5' sp., B&B
6	⊗	Picea omorika	Serbian Spruce	8-10' ht., 4-5' sp., B&B
12	⊙	Magnolia virginiana	Sweetbay Magnolia	8-10' ht., B&B (M.S.)
14	⊙	Thuja x 'Green Giant'	Green Giant Arborvitae	8-10' ht., B&B (M.S.)
47	⊙	Viburnum 'Pragense'	Prague Viburnum	24-36" ht., 24-36" sp., min. Cont.
29	⊕	Ilex crenata 'Steads'	Steads Holly	24-36" ht., 24-36" sp. min Cont.
21	⊕	Ilex verticillata	Winterberry Holly	24-36" ht., 24-36" sp. min Cont.
18,760 SF		Seeding (See recommended seeding types)		

NOTE: ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED AND SEEDED. CONTRACTOR IS TO VERIFY SEEDING QUANTITY PRIOR TO BID.



REQUIRED	PROVIDED
10' FEET	10' FEET
REQUIRED	PROVIDED
SEE SECTION 102-36.D(4) BELOW	
REQUIRED	PROVIDED
1 TREE	2 SHADE TREES + SHRUBS + GROUND COVER
SEE SECTION 102-36.D(4) BELOW	
REQUIRED	PROVIDED
2 TREES	2 TREES
2 TREES	2 TREES
6 TREES	EXISTING TREES TO REMAIN
8 TREES	8 TREES
REQUIRED	PROVIDED
6 CANOPY TREES	6 CANOPY TREES
12 ORNAMENTAL TREES	12 ORNAMENTAL TREES
28 EVERGREEN TREES	31 EVERGREEN TREES
59 SHRUBS	63 SHRUBS
REQUIRED	PROVIDED
SCREEN TYPE 1	51 EVERGREEN SHRUBS

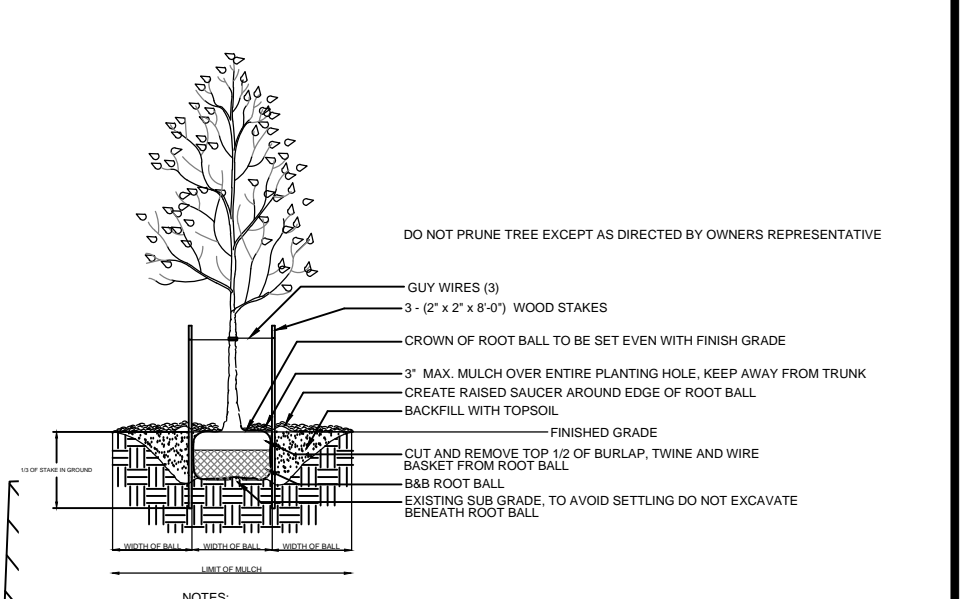
10.2-36. F. Plant materials, specifications, maintenance and guaranty. The following standards shall apply to all landscaping materials required under this chapter.

- (1) General requirements.
 - (a) The location, dimensions and spacing of required plantings should be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as wind, soil, moisture and sunlight.
 - (b) Plantings should be selected and located where they will not contribute to conditions hazardous to public safety. Such locations that would contribute to conditions hazardous to public safety include, but are not limited to, public street rights-of-way, underground and aboveground utilities, and sight triangle areas required for unobstructed views at street intersections.
- (2) Plant specifications.
 - (a) All plants shall meet the minimum standards for health, form and root condition as outlined in the most current American Association of Nurserymen (AAN) standards.
 - (b) All plant material shall be hardy within the USDA Hardiness Zone 6 applicable to West Conshohocken Borough.
 - (c) Canopy trees shall reach a minimum height and spread of 30 feet at maturity as determined by the AAN standards and shall be deciduous. New trees shall have a minimum caliper of 2 1/2 inches at planting.
 - (d) Ornamental trees or large shrubs shall reach a typical minimum height of 10 feet at maturity based on AAN standards. Trees and shrubs may be deciduous or evergreen and shall have a distinctive ornamental character, such as showy flowers, fruit, habit, foliage or bark. New ornamental trees shall have a minimum height of six feet or a caliper of 1 1/2 inches. New large shrubs shall have a minimum size of 2 1/2 to three feet at time of planting.
 - (e) Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four feet based on AAN standards for that species. New shrubs shall have a minimum size of 18 inches at time of planting.
 - (f) Evergreen trees shall reach a typical minimum height of 20 feet at maturity based on AAN standards for that species and shall remain evergreen throughout the year. New evergreens shall have a minimum height at planting of six feet.
- (3) Maintenance.
 - (a) Required plant material shall be maintained for the life of the project to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to ensure that the required plantings are properly maintained. Dead or diseased plant material shall be removed promptly by the property owner and replaced at the next growing season.
 - (b) Safety. All sight triangles shall remain clear, and any plant material which could endanger safety, such as unstable limbs, are to be removed and the plant material replaced. It shall be the responsibility of the property owner to ensure all plantings and architectural elements are maintained to provide a safe environment.
 - (c) Maintenance guidelines for the plantings are encouraged to be published by the planting plan designer to be used by grounds maintenance personnel to ensure the design's visual buffering and screening concepts are continued.
 - (4) Landscape bond.
 - (a) Any tree or shrub which dies within 18 months of planting shall be replaced. Any tree or shrub shall be replaced if, within 18 months of planting or replanting, the Borough deems it not to have survived or to have grown in a manner uncharacteristic of its type. Substitutions for certain species of plants may be made only when approved by the Borough.
 - (b) The developer or landowner shall deposit with the Borough a sum of money equal to the amount necessary to cover the cost of purchasing, planting, maintaining and replacing all vegetative materials for a period of 18 months.
 - (c) This condition may be satisfied through a land development agreement with sufficient and appropriate financial guaranties.

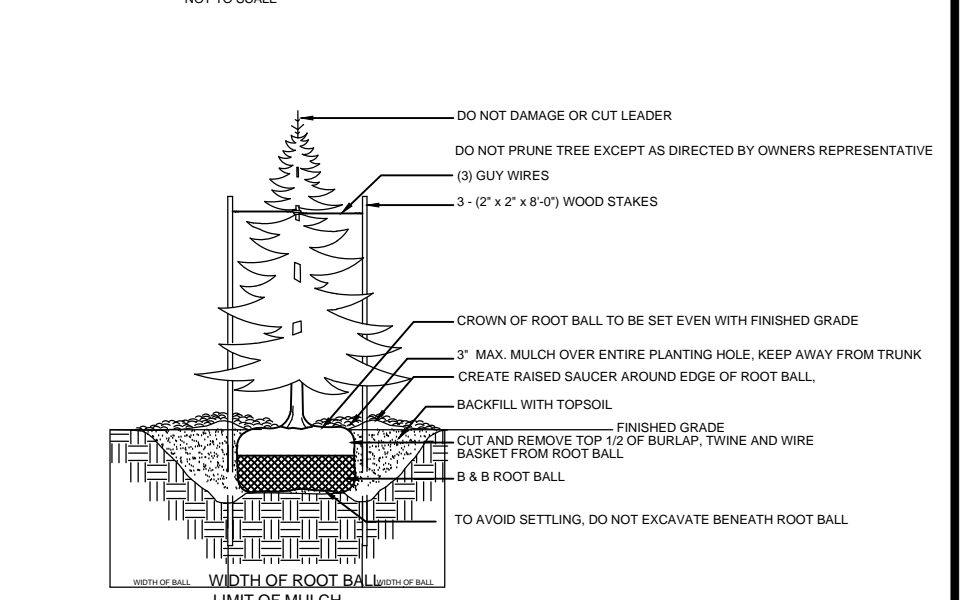
NOTE: THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.

RECOMMENDED SEEDING TYPES:

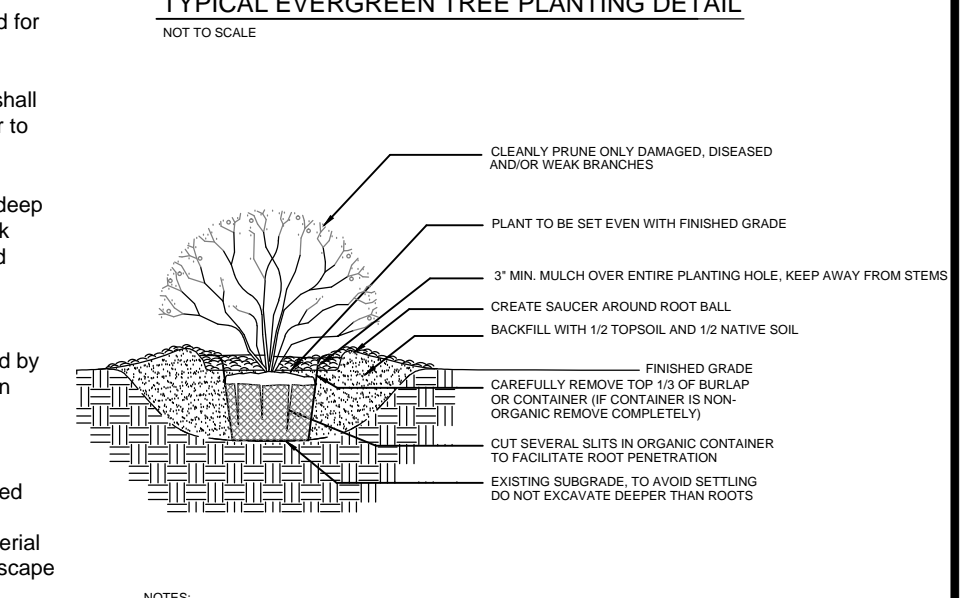
- A. SEED @ 20 LBS/1000 SQ. YARDS
 - (1) BERMUDGRASS, KENTUCKY 31.00 - 10.00, 10.00, 10.00
 - (2) PERENNIAL, PENNSYLVANIAN 30.00 - 10.00, 10.00, 10.00
 - (3) KYOGRASS, PERENNIAL 30.00 - 10.00, 10.00, 10.00
- B. FERTILIZER - A SLOW RELEASE NITROGEN FERTILIZER 10.00 - 10.00, 10.00, 10.00
- C. MULCHING - STRAW @ 3 TONS/ACRE
- D. LIME - AGRICULTURAL GRADE LIMESTONE @ 4 TONS/ACRE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

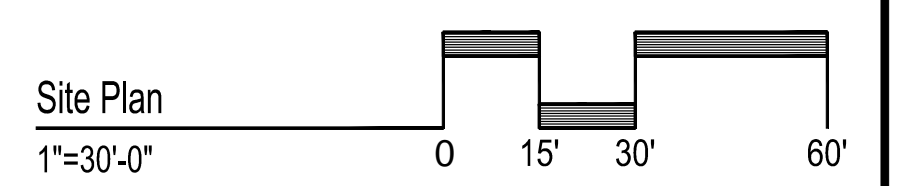


TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE

- General Notes:**
1. All plants shall be of specimen quality.
 2. All plants shall conform with the most current version of the "American Standard for Nursery Stock" of the American Association of Nurserymen.
 3. All plant material shall be guaranteed for a period of EIGHTEEN (18) months.
 4. Location of all underground utilities shall be verified and marked in the field, prior to any digging operations.
 5. All trees shall be provided with a 3" deep saucer, consisting of shredded Oak bark mulch. All shrub beds shall be provided with a 3" deep layer of shredded Oak bark mulch.
 6. All plants shall be thoroughly watered by the Contractor at least three (3) times (in the absence of natural rainfall), prior to acceptance of planting by the Owner.
 7. All trees and shrubs shall be inspected and approved by the Landscape Architect, prior to planting. All plant material shall be laid out in the field by the Landscape Architect prior to installation.



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PENNSYLVANIA
LANDSCAPE ARCHITECT
PATRICK J. STUART, RLA
LA003025

NUM.	DATE	REVISION
7	3 MAY 2016	REVISE PER 28MAR16 FINAL TWP. ENG. REVIEW LETTER
6	29 MAR 2016	RESPOND TO BOROUGH 25MAR16 REVIEW COMMENTS
5	17 FEB 2016	RESPOND TO BOROUGH 08JAN16 REVIEW COMMENTS
4	18 DEC 2015	RESPOND TO BOROUGH 13NOV15 REVIEW COMMENTS
3	07 DEC 2015	RESPOND TO MCD2 2DEC15 REVIEW COMMENTS
2	10 NOV 2015	COORDINATE PLANS WITH NPDES CALCS
1	6 NOV 2015	RESPOND TO BOROUGH AND MCD2 COMMENTS

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
L S REALTY ASSOCIATES LLC
142 MOIR AVENUE, 143 JOSEPHINE AVE
CONSHOHOCKEN, PA 19428
WEST CONSHOHOCKEN BOROUGH MONTGOMERY COUNTY PENNSYLVANIA

PRELIMINARY BOROUGH LANDSCAPE PLAN
DATE: 8 SEPTEMBER 2015
SHEET 14 of 15
SCALE: 1" = 30'

