WEST NORRITON TOWNSHIP LANDSCAPE REQUIREMENTS CHART

ZONING

SECTION 1410. REQUIRED OFF-STREET PARKING AND LOADING

	REQUIRED	PROVIDED
J. PARKING REGULATIONS (5) A plant strip not less than 25 feet in width shall be provided along each property line which is opposite or adjacent to a Residential or Apartment House District. Such strip shall be planted hedge, evergreens or other suitable shrubbery which shall give an all-year-round screen, so arranged as to minimize noise, glare and dust from all parking facilities.	25' (SEE SECTION 507)	25'

SUBDIVISION AND LAND DEVELOPMENT

SECTION 515. SHADE TREES	REQUIRED	PROVIDED
Trees shall be planted not less than 40' apart nor more than 50' apart.		
S. Schuylkill Ave. 1,014 LF/ 40' =	24 TREES	24 TREES
Port Indian Road 1,606 LF/ 40' =	41 TREES	41 TREES

SECTION 505. SIDEWALKS AND CURBS		
1.A. Sidewalks shall be provided along all streets.	SIDEWALKS	SIDEWALKS HAVE BEEN PROVIDED

SECTION 504. ALLEYS, DRIVEWAYS AND PARKING AREAS		
4.H. PARKING AREAS Buffer planting requirements shall be applicable to parking lot facilities, along the area adjacent to other properties.	SEE SECTION 507.3.F BELOW	

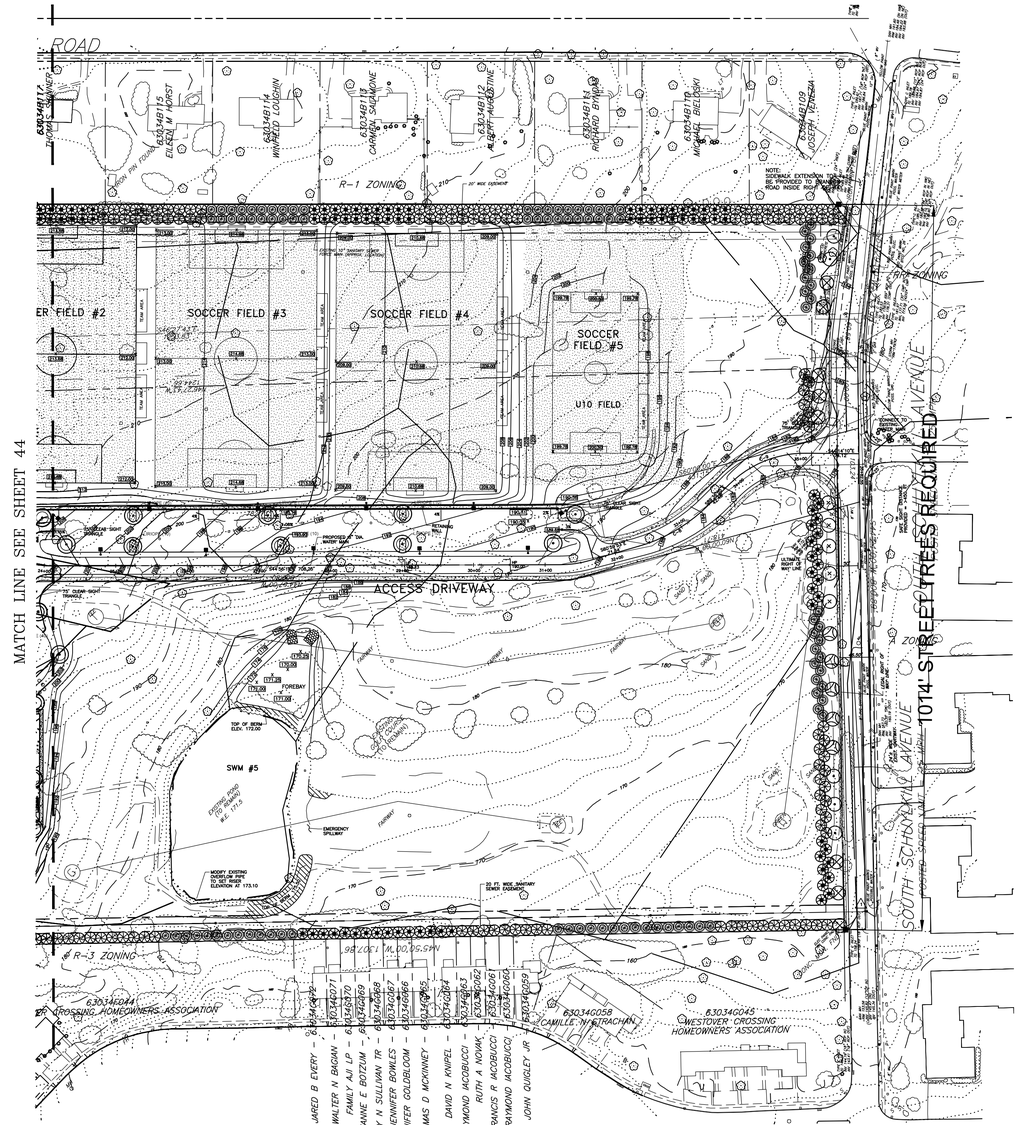
SECTION 507. LOT REQUIREMENTS; GRADING; PLANTING		
3.F. BUFFER PLANTING REQUIREMENTS Such buffers shall include a suitable and uninterrupted coniferous planting screen of sufficient height and density to give max. protection and immediate screening to the abutting district.	CONIFEROUS PLANTING SCREEN	836 EVERGREEN TREES @ 8' HT. PLANTED 10-15' O.C.

WATER

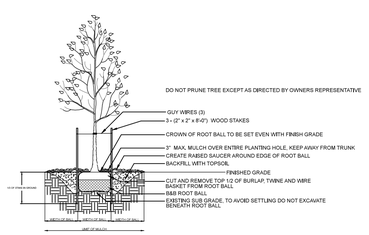
APPENDIX 'A' - STORMWATER MANAGEMENT DESIGN	REQUIRED	PROVIDED
20. LANDSCAPING Stormwater Management facilities shall be appropriately screened. Plantings shall consist of clusters of evergreens interspersed with groupings of deciduous trees and shrubs.	NON-SPECIFIC	24 DECIDUOUS TREES 42 EVERGREEN TREES 150 DECIDUOUS SHRUBS

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 twelve (12) 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.



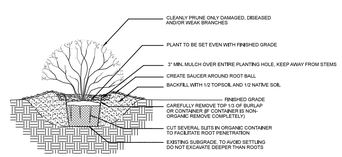
REQUIRED TOWNSHIP PLANT SCHEDULE				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
SECTION 515. SHADE TREES				
17		Zelkova serrata 'Village Green'	Village Green Zelkova	2.5" cal. min.,12-14' ht., 6-7' sp., B&B
24		Tilia americana	American Linden	2.5" cal. min.,12-14' ht., 6-7' sp., B&B
10		Acer rubrum	Red Maple	2.5" cal. min.,12-14' ht., 6-7' sp., B&B
14		Quercus phellos	Willow Oak	2.5" cal. min.,12-14' ht., 6-7' sp., B&B
SECTION 507. LOT REQUIREMENTS; GRADING; PLANTING				
307		Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	8' ht. min., 4-5' sp., B&B
248		Picea glauca	White Spruce	8' ht. min., 4-5' sp., B&B
281		Picea abies	Norway Spruce	8' ht. min., 4-5' sp., B&B
SECTION 504. ALLEYS, DRIVEWAYS AND PARKING AREAS				
1390		Liriope muscari 'Variegata'	Variegated Lirope	1 gal.
615		Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	1 gal.
WATER: ATTACHMENT 1; 'APPENDIX A' - LANDSCAPING.				
24		Liriodendron tulipifera	Tulip Poplar	2.5" cal. min.,12-14' ht., 6-7' sp., B&B
21		Juniperus virginiana	Eastern Red Cedar	7-8'ht., 4-5' sp., B&B
21		Ilex opaca	American Holly	7-8'ht., 4-5' sp., B&B
75		Aronia arbutifolia	Red Chokeberry	24-30" ht., 24-30" sp.
75		Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	24-30" ht., 24-30" sp.
ADDITIONAL LANDSCAPING				
28		Geleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2.5" cal. min.,12-14' ht., 6-7' sp., B&B
39		Zelkova serrata 'Halka'	Halka Japanese Zelkova	2.5" cal. min.,12-14' ht., 6-7' sp., B&B
30		Ulmus americana 'Princeton'	Princeton Elm	2.5" cal. min.,12-14' ht., 6-7' sp., B&B
		EXISTING VEGETATION TO REMAIN		



NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE STAKES TWO YEARS OR LESS AFTER INSTALLATION.
4. CONTRACTOR IS NOT TO USE TREE WRAP.

TYPICAL DECIDUOUS TREE PLANTING DETAIL

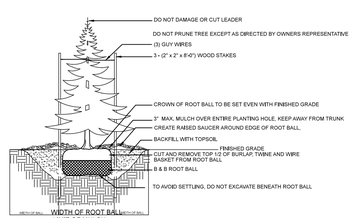
NOT TO SCALE



NOTES:
1. WATER THOROUGHLY AFTER INSTALLATION.
2. FOR PLANTING BED INSTALLATION EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE STAKES TWO YEARS OR LESS AFTER INSTALLATION.

TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

100 0 100 200 300 FEET

GRAPHIC SCALE

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PENNSYLVANIA PATRICK J. STUART REGISTERED LANDSCAPE ARCHITECT

REVISED LANDSCAPE PLAN	REV#2 09-28-2015
REVISED PER MAY 8, 2015 TWP STAFF MEETING	REV#1 06-26-2015

LANDSCAPE PLAN FOR

WESTOVER SPORTING COMPLEX

WEST NORRITON TOWNSHIP — MONTGOMERY COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
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Project-	2769
Date-	12-23-14
Scale-	1"= 100'
Drawn-	PJS
Checked-	PJS
Sheet-	45 of 63
Plotted: 09/28/2015	File:
Ver.-	000

NOTES:
1. THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.