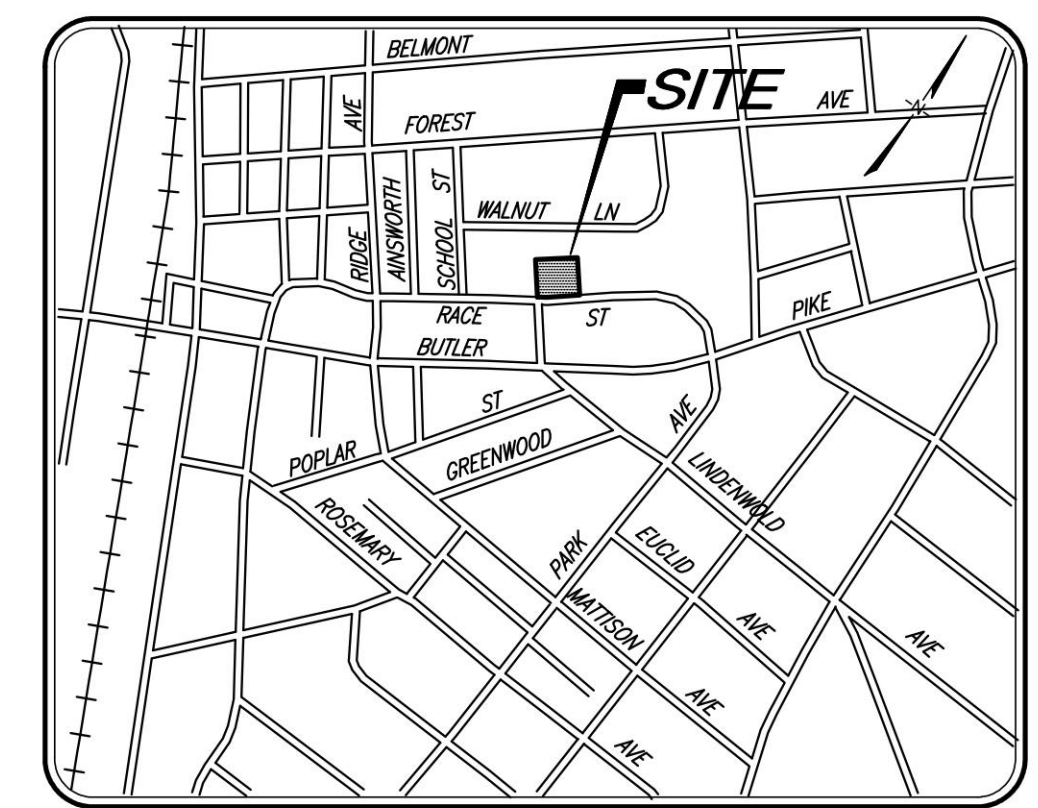


**LANDSCAPE REQUIREMENTS CHART - BOROUGH OF AMBLER**

Subdivision Ordinance Item	Requirement	Plan Proposed
S.O. Appendix B 100.3 Street Trees	Street trees shall be required along all existing streets when they abut or lie within the proposed subdivision or land development.  Street trees shall be between the legal right-of-way and the building setback line. Trees shall be planted a minimum distance of 5 feet and a maximum distance of 15 feet from the legal right-of-way. Trees shall be planted a minimum distance of 3 feet from curbs and sidewalks, 15 feet from overhead utilities and 6 feet from underground utilities.  Trees shall be planted at a ratio of at least one tree per 40 linear feet.  Race Street: 120' 120/40 = 3 Trees	[waiver]  3 Shade Trees
S.O. Appendix B 100.4 Buffers & Screens	Property line buffers to contain one canopy tree and 2 ornamental trees per 100 linear feet. One evergreen tree may be substituted for one of the required ornamental trees.  Western Property Line: 140' 140/100 = 2 Canopy Trees (140/100) x 2 = 3 Ornamental Trees  Northern Property Line: 120' 120/100 = 2 Canopy Trees (120/100) x 2 = 3 Ornamental Trees  Eastern Property Line: 140' No development along Eastern Property Line	Existing trees to remain 1 Ornamental Trees 10 Evergreen Trees 15 Shrubs 230 Perennials  Existing trees to remain  Existing trees to remain
S.O. Appendix B 100.4A Additional Buffering & Screening Requirements for Nonresidential Properties Abutting Parcels in the R-1 District	Buffer shall be 15 feet wide in total and shall consist of a 6' tall fence made of wood or simulated wood. Evergreen shall be planted along the inside of the fence, be at least 6' in height (reach mature height of at least 12' ht.), planted 5' apart.  Western Property Line Northern Property Line	see buffer plantings above [waiver from fencing] see buffer plantings above [waiver from fencing]
<b>Total Landscape Proposed</b>		<b>3 Shade Trees</b> <b>10 Evergreen Trees</b> <b>1 Flowering Trees</b> <b>15 Shrubs</b> <b>230 Perennials</b>



LOCATION MAP  
SCALE: 1" = 800'

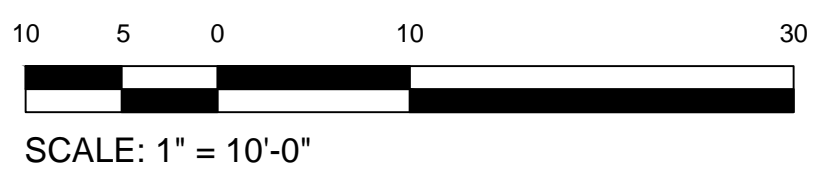
**LEGEND**

- Min. 12" Iron Pin Found
- Iron Pin Found
- 1/2" Iron Pin Set
- 1/2" Iron Pin Set
- 365 --- EXISTING CONTOUR
- + 365.35 EXISTING SPOT GRADE
- FH --- EXISTING FIRE HYDRANT
- PE592 --- EXISTING UTILITY POLE
- GV --- EXISTING GAS VALVE
- WV --- EXISTING WATER VALVE
- CO --- EXISTING SEWER CLEAN OUT
- WCS --- EXISTING WATER CURB STOP
- SD --- EXISTING STORM SEWER w/ INLET
- SS --- EXISTING SANITARY SEWER w/ MANHOLE
- --- EXISTING OVERHEAD WIRE
- --- EXISTING ELECTRIC CONDUIT
- --- EXISTING GAS MAIN
- --- EXISTING WATER MAIN
- 365 --- PROPOSED CONTOUR
- + 365.36 PROPOSED SPOT GRADE
- --- PROPOSED STORM SEWER w/ INLET
- --- PROPOSED SANITARY LATERAL

**GENERAL LANDSCAPE NOTES**

- Plant material shall be furnished and installed as indicated including all labor, materials, plants, equipment, incidental and clean up.
- The contractor shall be responsible for planting at correct grades and alignments.
- Plants shall be typical of their species and variety; have normal growth habits; well developed branches, dense foliated, vigorous root systems, and be free from defects and injuries.
- Contractor shall report any soil or drainage conditions considered detrimental to the growth of the plant material.
- In so far as it is practicable, plant materials shall be planted on the day of delivery. In the event this is not possible, the contractor shall protect stock not planted. Plants shall not remain unplanted for longer than a three (3) day period after delivery.
- All plant material shall meet the standards of the "American Standards for Nursery Stock" by the American Nursery and Landscape Association (2004), or most recent edition, and the height, spread and/or caliper requirements for trees and shrubs listed in Plymouth Township SLD0 Appendix C, Acceptable Plant List. All plant material shall be installed in accordance with the planting practices stated in Chapter 3 of "Tree Maintenance" by P.P. Pirone, most recent edition.
- All plants shall be planted in topsoil that is thoroughly weeded and tamped as backfilling progresses. Nothing but suitable topsoil, free of sod, stiff clay, litter, etc., shall be used for planting.
- Planting operations shall be performed during periods within the planting season when the weather and soil conditions are suitable and in accordance with the accepted local practice.
- Landscape contractor shall verify all locations of all utilities prior to placement of landscape material. Contractor shall not place landscaping material atop any stormwater or utility structure.
- If a plant species or other substitution is made without receiving prior substitution request approval from the Township, the unapproved plants will be rejected upon inspection. All plant substitution requests should be submitted in writing for review.
- Before mulch is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturers directions.
- No landscape planting including trees & shrubs are permitted within utility easements.
- Street trees, screen buffers, softening buffers and other required plant material shall be planted prior to the issuance of a use and occupancy permit. In lieu of planting due to seasonal constraints, the locations of street trees shall be staked and the developer shall be required to submit to the township a memorandum signed by the purchaser at the time of settlement. This memorandum shall indicate that the purchaser understands and acknowledges that the stakes indicate the locations of trees to be planted and that the trees will be planted by the developer.
- The Borough reserves the right to require additional landscape buffer plantings, following substantial completion of construction, should vegetation be preserved not be preserved or not otherwise be as represented on the Final Landscape Plan.
- Any substantial changes to the approved Landscape Plan must be approved by the Borough prior to the commencement of construction. If substantial changes to the landscaping are made without approval from the Township, the changes will be rejected upon inspection.
- All plant material shall be guaranteed for 18 months from the day of final approval of the landscape installation by the Borough. Any plant material 25% or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices.
- The Applicant shall contact the Borough in writing to request a final inspection for acceptance at the end of the guarantee period. These inspections will be performed when plant materials are in full leaf only. (May 1 through November 15). All guarantee escrow funds will be released upon acceptance at the end of the guarantee period.

**LANDSCAPE PLAN**



**PLANT SCHEDULE**

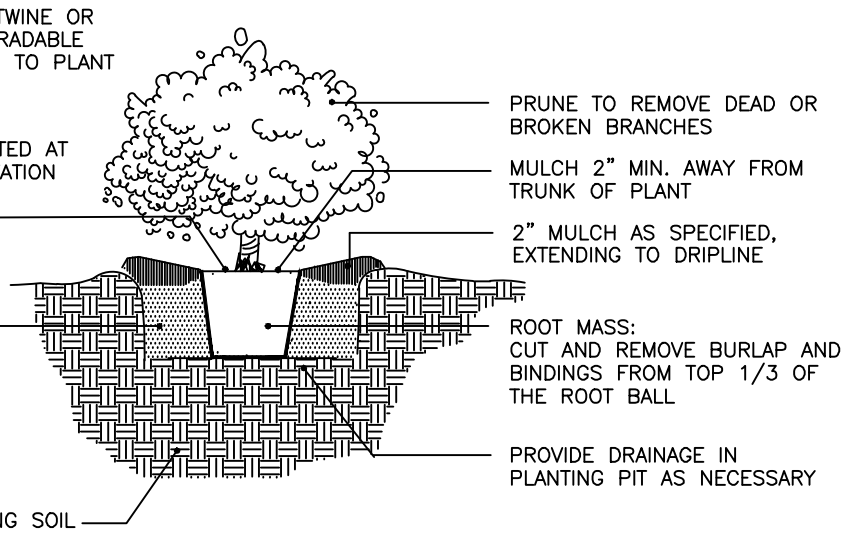
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
CP	3	<i>Crataegus phaenopyrum</i>	Washington Hawthorne	2 1/2"	cal.	10'	B&B	Single, straight leader
TO	10	<i>Thuja occidentalis 'Smaragd'</i>	American Arborvitae	-	-	6'	B&B	Symmetrical, branched to ground
AC	1	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	-	-	6'	B&B	Multi-stem, min. 5 stems
CS	10	<i>Cornus sericea</i>	Red Twig Dogwood	-	-	30-36"	CONT	Heavy, full specimen
IG	5	<i>Ilex glabra 'Shamrock'</i>	'Shamrock' Inkberry	-	-	30-36"	CONT	Heavy, full specimen
AN	27	<i>Aster novae-angliae 'Purple Dome'</i>	'Purple Dome' New England Aster	-	-	-	QTY/PLUG	Space 18" on center
PH	33	<i>Physostegia virginiana 'Miss Manners'</i>	'Miss Manners' Obesient Plant	-	-	-	QTY/PLUG	Space 15" on center
PV	58	<i>Panicum virgatum</i>	Switchgrass	-	-	-	QTY/PLUG	Space 18" on center
RF	48	<i>Rudbeckia fulgida var. fulgida</i>	Black-eyed Susan	-	-	-	QTY/PLUG	Space 15" on center
SS	64	<i>Schizachyrium scoparium 'Standing Ovation'</i>	'Standing Ovation' Little Bluestem	-	-	-	QTY/PLUG	Space 15" on center

\* Ornamental tree to be provided in cooperation with Ambler Environmental Advisory Council, sizes contingent upon availability  
\*\* Plant in continuous mulch bed (2-3" depth) until fully established.

NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON-Biodegradable MATERIALS ATTACHED TO PLANT OR ROOT MASS

SHRUB TO BE PLANTED AT SAME RELATIVE ELEVATION AS IT WAS BEFORE TRANSPLANTING

BACKFILL SOIL MIX NATIVE SOIL MIX



**SHRUB PLANTING DETAIL**  
NOT TO SCALE

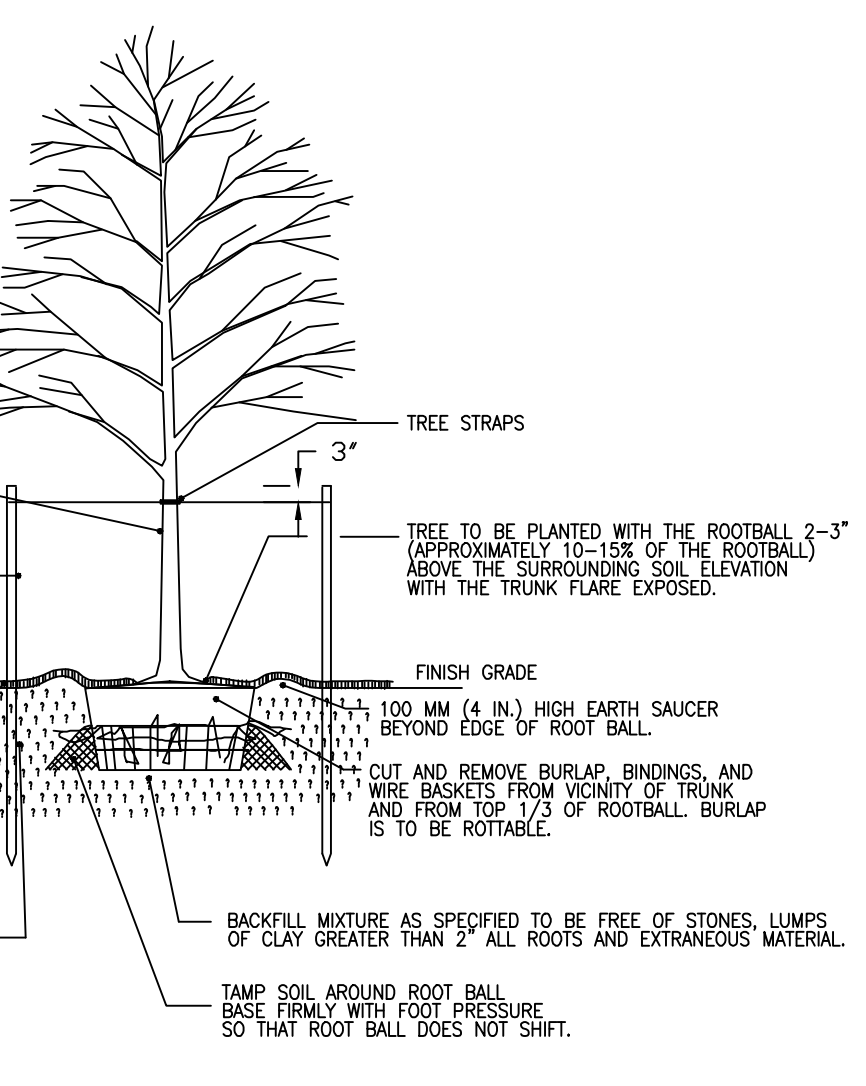
**NOTES:**

- PRUNE DEAD AND DAMAGED BRANCHES IN ACCORDANCE WITH RECOGNIZED HORTICULTURAL PRACTICES.
- DO NOT CUT LEADER.
- ATTACH TREE STRIPS AT OFFSET POINTS OF CONTACT WITH THE TRUNK OF THE TREE TO PREVENT CONSTRUCTION OF TRUNK. TREES SHALL BE GUIDED TO THE STAKES AT ABOUT 1/3 IN HEIGHT. FLAG EACH POINT OF CONTACT WITH FLUORESCENT MATERIAL FOR SAFETY.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

(3) 2"x2"x6" (MIN) WOOD STAKES @ 12" INTERVALS DRIVEN SECURELY INTO GROUND VERTICALLY.

PROVIDE AT LEAST 24" MIN. OF BACKFILL AREA ADJACENT TO ROOTBALL.



**ORNAMENTAL AND SHADE TREE PLANTING/ STAKING DETAIL**  
NOT TO SCALE

General Notes



No.	Revision/Issue	Date

Firm Name and Address

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P: 267-336-7411 F: 267-775-5315  
www.infocusplanning.com

Project Name and Address

**AMBLER LIBRARY**  
209 RACE STREET  
BOROUGH OF AMBLER  
MONTGOMERY COUNTY, PA

Project: InFocus\_19-18  
Date: 4/10/19  
Scale: As Noted

Sheet: LP-1

**Landscape Plan**