

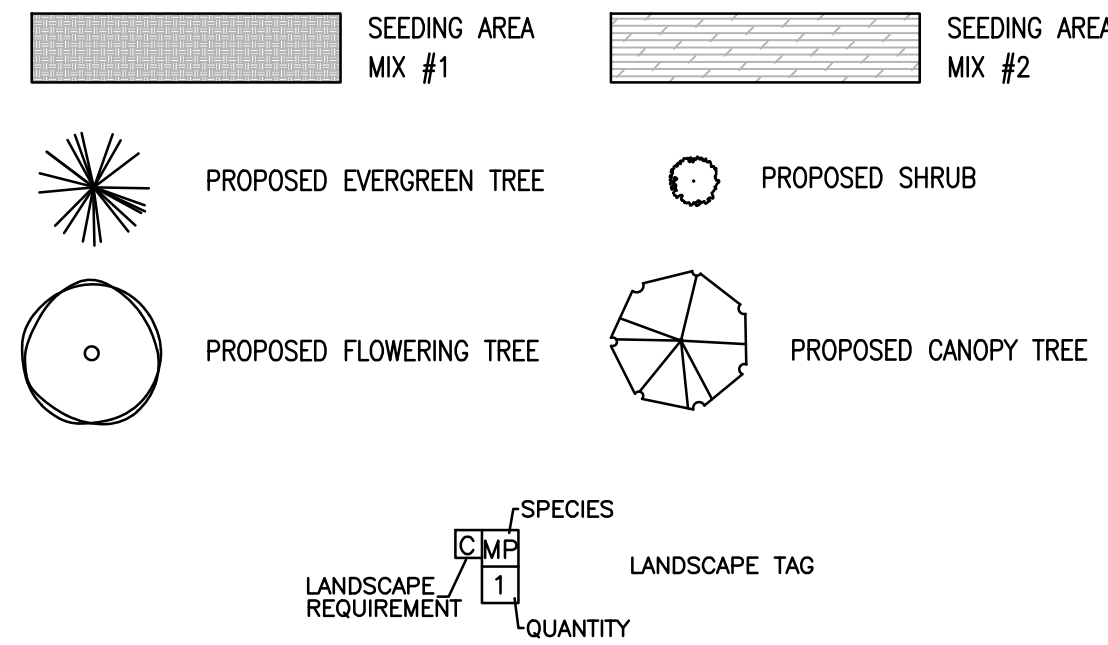
PLANTING CALCULATIONS				
ID	SECTION	REQUIREMENT	CALCULATION	REQUIRED
A	REPLACEMENT TREES (\$409.A.6)	2 TREES (2.5" CALIPER) PER 1 TREE REMOVED (>6" DBH)	5 TREES REMOVED * 2 PER TREE / TREE REMOVED	10 TREES
B	SOFTENING BUFFER (\$434.2.E)	FIGURE 13-4.17 (SOFTENING) PER 100 LF OF PROP. LINE 1 CANOPY TREES (2.5" CALIPER) 2 UNDERSTORY TREES (1.5" MIN CALIPER) 2 EVERGREEN TREES (8' MIN HEIGHT)	1090 LF PROP. LINE 1090/100 = 10.9 MULTIPLIER 1 CANOPY TREES (2.5" CALIPER) * 10.9 = 10.9 2 UNDERSTORY TREES (1.5" MIN CALIPER) * 10.9 = 21.8 2 EVERGREEN TREES (8' MIN HEIGHT) * 10.9 = 21.8	11 CANOPY TREES 22 UNDERSTORY TREES 22 EVERGREEN TREES
C	STREET TREES (\$434.3.B.)	1 TREE / 40 LINEAR FEET	1090 LF @ 1/40 LF = 27.25 TREES	28 TREES
D	PARKING LOT LANDSCAPING (\$434.5.B)	1 CANOPY TREE / 25FT (SHRUB AND/OR GROUNDCOVER TO COVER MATURE AREA)	330 LF / 25 LF = 13.2 CANOPY TREES	14 CANOPY TREES
E	PARKING LOT LANDSCAPING (\$434.5.C)	1 SHADE TREE / ISLAND (SHRUB AND/OR GROUNDCOVER TO COVER MATURE AREA)	8 ISLANDS * 1 SHADE TREE / ISLAND = 8 SHADE TREES	8 SHADE TREES
F	LANDSCAPING FOR STORMWATER ASSOCIATED FACILITIES (\$434.6.A)	PER 100 LINEAR FEET OF BASIN PERIMETER 2 TREES 10 SHRUBS	168 LF / 100 LF = 1.68 MULTIPLIER 2 TREES * 1.68 = 3.36 TREES 10 SHRUBS * 1.68 = 16.8 SHRUBS	4 TREES 17 SHRUBS
G	PARKING LOTS (\$431.B(9) & \$431.E(1))	PLANTING STRIP SHALL BE 10 FEET WIDE & RUN THE LENGTH OF THE PARKING LOT PLUS 10% ADDITIONAL PLANTING AREA (PERIMETER OF PARKING LOT 473 LF)	473 LF x 10% = 47.3 SHRUBS	48 SHRUBS
H	SCREENING BUFFER (\$434.2.F(1))	SCREENING BUFFER AROUND DUMPSTER 2 CANOPY TREES (2.5" CALIPER) 2 UNDERSTORY TREES (1.5" MIN CALIPER) 8 EVERGREEN TREES (8' MIN HEIGHT) 10 SHRUBS (OCC/CONF)		2 CANOPY TREES 2 UNDERSTORY TREES 8 EVERGREEN TREES 10 SHRUBS
PROPOSED				
0 TREES*				
0 UNDERSTORY TREES*				
4 EVERGREEN TREES*				
28 TREES				
14 CANOPY TREES				
7 SHADE TREES (W/ GROUNDCOVER)*				
11 SHRUBS				
5 TREES				
17 SHRUBS				
115 SHRUBS				
1 CANOPY TREES**				
0 UNDERSTORY TREES**				
0 EVERGREEN TREES**				
6 SHRUBS**				

* W/AVER REQUESTED
** FOR SCREENING PURPOSES, THE APPLICANT PROPOSES TO ENCLOSE THE DUMPSTER AREA WITH A MODULAR BLOCK WALL.

LANDSCAPE SCHEDULE				
QUANTITY	SYMBOL	NAME	SIZE	ROOT
CANOPY TREES				
5	AR	RED MAPLE (ACER RUBRUM) 'RED SUNSET'	2 1/2" - 3" 12" MIN HGT 6" MIN SPREAD	BB
7	OR	NORTHERN RED OAK (QUERCUS RUBRA)		
7	QE	NORTHERN PIN OAK (QUERCUS ELLIPSOIDALIS)		
11	CO	HACKBERRY (CELTIS OCCIDENTALIS)		
EVERGREEN TREES				
4	IO	AMERICAN HOLLY (ILEX OPACA) (2 MALE; 2 FEMALE)	8" MIN HGT	BB
2	CL	LEYLAND CYPRESS (CUPRESSUS X LEYLANDII)		
FLOWERING TREES				
17	CC	RED BUD (CERCIS CANADENSIS)	1 1/2" - 2" 8" MIN HGT 5" MIN SPREAD	BB
3	CF	FLOWERING DOGWOOD (CORNUS FLORIDA)		
3	MV	SWEET BAY MAGNOLIA (MAGNOLIA VIRGINIA)		
SHRUBS				
30	MP	NORTHERN BAYBERRY (MYRTICA PENNSYLVANICA)	2 1/2" - 3" HGT.	BB/CAN
28	IV	WINTERBERRY HOLLY (ILEX VERTICILLATA)		BB
31	CA	SILKY DOGWOOD (CORNUS AMOMUM)		
21	AA	RED CHOKEBERRY (ARONIA ARBUTIFOLIA)		
12	VP	BLACKHAW VIBURNUM (VIBURNUM PRUNIFOLIUM)		
20	SC	ELDERBERRY (SAMBUCUS CANADENSIS)		
20	CN	SUMMERSWEET (CLETHRA ALNIFOLIA)		

- NOTES:**
- FOR ADDITIONAL LANDSCAPING NOTES AND DETAILS SEE LANDSCAPE DETAIL SHEET.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE DEVELOPER FOR ONE (1) YEAR FROM THE DATE OF FINAL APPROVAL OF THE LANDSCAPE INSTALLED BY BOROUGH ENGINEER AND UNTIL SATISFACTORY INSPECTION BETWEEN MAY 15 AND NOVEMBER 15. ANY PLANT MATERIAL THAT IS TWENTY-FIVE (25) PERCENT OR GREATER DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT OF THE CROWN IS DEAD. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO APPROVED PLANTING PRACTICES.
 - THE DEVELOPER SHALL CONTACT THE BOROUGH IN WRITING TO REQUEST A FINAL INSPECTION FOR ACCEPTANCE AT THE END OF THE ONE-YEAR 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 SATISFACTORY INSPECTION AND ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD.
 - CONTRACTOR TO VERIFY THAT PROPOSED PLANT MATERIALS AND LOCATIONS DO NOT CONFLICT WITH EXISTING AND PROPOSED UTILITIES.
 - STREET TREES SHALL BE A MINIMUM OF THREE (3) INCHES IN CALIPER. TREES SHALL MEET THE GENERAL SPECIFICATIONS FOR HEIGHT IN RELATIONSHIP TO CALIPER FOR SHADE TREES AS STATED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL BRANCHES FOR STREET TREES SHALL BE PRUNED TO A CLEARANCE HEIGHT OF NINE (9) FEET ABOVE THE GROUND. NO SIDE BRANCHING OF TREE TRUNKS SHALL BE ALLOWED BELOW SIX FEET SIX INCHES (6'6") FROM THE GROUND OR TWELVE (12) FEET WHEN TREE IS MATURE, WHERE THEY OVERHANG ANY PUBLIC ROAD. HEIGHT/SPREAD RELATIONSHIP FOR STREET TREES UPON INSTALLATION SHALL BE A MINIMUM OF ONE (1) FOOT SPREAD PER TWO-FOOT HEIGHT OF TREE EXCEPT WHERE UPRIGHT OR COLUMNAR TREE FORMS HAVE BEEN APPROVED. TREES SHALL HAVE A SINGLE STRAIGHT TRUNK AND CENTRAL LEADER AND BE FREE OF DISEASE AND MECHANICAL DAMAGE.
 - 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 BOROUGH 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 SHALL BE PLANTED BY THE DEVELOPER.
 - ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN, (1990 OR MOST RECENT EDITION).
 - ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF "TREE MAINTENANCE" BY P. P. PRORNE, (MOST RECENT EDITION).

LANDSCAPING LEGEND



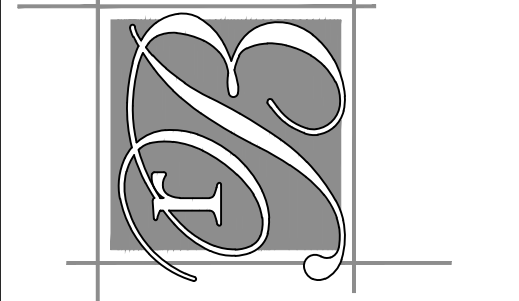
REGISTERED PROFESSIONAL ENGINEER

ROBERT E. BLUE, JR. (DATE)
LICENSE NO. 26169-E

REVISIONS	
1.	2018-04-10: REV. PER TOWNSHIP REVIEW LETTER
2.	2018-05-11: REV. TO LANDSCAPING PLAN

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. ARE REPRESENTED TO BE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

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LANDSCAPING PLAN
LAND DEVELOPMENT PLANS
ROYAL FARMS #234
COLLEGEVILLE BOROUGH, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
PREPARED FOR
TWO FARMS INC. (A MARYLAND CORP.)
3611 ROLAND AVENUE
BALTIMORE, MD 21211

DRAWN BY: MDT	CHECKED BY: REB	SCALE: 1"=30'
DATE: 1/30/2018	JOB NUMBER: 1344-131E	SHEET NUMBER: 17 OF 36

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