

General:

This document has been prepared to establish general guidelines for landscape installations for proposed developments. In proposed developments, where it is difficult to meet the landscape standards because of existing obstacles (street lamps, overhead wires, fire hydrants, utility right of ways, close proximity of other structures), developers may receive a waiver in exchange for a monetary contribution to the Beautification Commission to be used for other projects of need within the Borough.

Purpose:

To establish general guidelines for landscape installations for proposed land developments in the Borough of Phoenixville. Areas of landscape concern are planting of lawns, planting along buildings, and plantings for privacy. The landscape guidelines are meant to compliment already existing shade tree codes already adopted by the Borough.

Lawn Areas:

All areas of open ground not designated for landscape plantings, walkways, utilities, or parking should be seeded or sodded. In either case, a layer of humus or screened top soil no less than one inch in depth should be placed over area to be turned into lawn. If seeding, a mixture of grass seed that contains perennial ryegrass, creeping fescue, and bluegrass is preferred. A straight perennial ryegrass mixture can be applied if seeding is done in June, July, or August. No annual ryegrass should be in mixtures. All grass should be covered by straw, straw blanket, or professionally accepted grass seed mulch. The developer is responsible for adequate watering of lawn area until grass is successfully established.

Street Trees:

Spacing, location, species and size of trees is to be in agreement with existing Borough codes (25-205 to 25-208). If it is not possible to plant a shade tree by the street due to street obstacles (lamp posts, fire hydrants, cross walks) or inadequate spacing of building frontage to street, then the developer is responsible to provide funds to the Borough Street Tree Commission in lieu of the normal cost of planting tree. For every forty feet of road frontage a shade tree should be planted. For each tree that can't be planted due to obstacles it is recommended that developer contribute \$300 to the Street Tree Commission.

Plantings:

All proposed developments are expected to provide professional landscape plans for the planting of front of building, any sides of buildings seen from street or parking lots, any property borders to provide screening from existing buildings and any unsightly dumpsters or necessary utilities/storage areas. A high priority will be placed on diversity of plant material for maximum year round interest. Plans that overuse large numbers of a few varieties of plants will

be considered inadequate. All plantings along buildings should have no less than forty percent evergreens for shrub material. Small flowering and/or ornamental trees and perennials are expected to elements of design.

All designs should take into consideration growth habits of plant material when suggesting spacing. All shrubs should have a minimum spacing of four feet on center. Perennials should have a minimum of two feet spacing. All trees should be place far enough away from building to allow for growth (generally no less than ten feet from building).

All beds along building should be a minimum of four feet in width with a preferable six feet in width particularly on front side or most commonly viewed side of building. Exceptions can be granted for lesser widths but, in lieu of expense of wider bed, a contribution of \$10 per linear foot of bed can be made to the Beautification Commission.

All planting areas are expected to have soil amended with humus or compost and to be mulched to a depth of three inches. Shrubs should be a minimum two gallons in size. Perennials should be a minimum of one gallon in size. Flowering trees should be a minimum 10 gallon in size or one and one quarter inch caliper.

All plants are to be guaranteed for one year from the date on installation.

All plants in design should take into consideration appropriate horticultural conditions. For example, shade tolerant plants for shade; wet tolerant plants were drainage may be an issue.

Planting of Privacy Screenings:

Diverse planting should be provided at property edges to provide privacy for existing homes and businesses. Plantings should consist of a variety of deciduous trees, evergreens and flowering shrubs. Flowering and ornamental trees should be placed at a minimum spacing of fifteen feet.

Larger evergreens should be placed at same fifteen feet with exception of arborvitae which can be spaced at six feet. Shrubs should have a minimum spacing of four feet.

