

Route 19 – McCandless/Pine
**BOULEVARD DISTRICT
STREETSCAPE AND LANDSCAPE
STANDARDS**

Prepared by:



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BOULEVARD DISTRICT STREETScape AND LANDSCAPING STANDARDS

PURPOSE:

Improvements in the visual and pedestrian friendly qualities of the Route 19 streetscape can be achieved by planting street trees and other hardy ornamental shrubs and perennials. The purpose of these Streetscape and Landscape Standards is to create new Streetscape Planting and Greenspace development standards along both sides of Route 19 within the “Boulevard District” in order to achieve these improvements.

The “Boulevard District” is defined as the areas along Route 19 that will be part of the Pennsylvania Department of Transportation’s (PennDot) widening and roadway improvement project in the Wexford flats.

Additional right of way is required for these roadway improvements. This acquisition of right-of-way to accomplish the roadway widening, coupled with the existing bufferyard regulations now in place provide limited flexibility for property owners to absorb the impacts created by the roadway improvements. These new standards provide flexibility for property owners to choose bufferyards of various widths, depending on their specific site conditions and development scenarios.

More importantly these new streetscape standards will:

- Create a Boulevard like appearance and feeling for motorists and pedestrians traveling through and utilizing the Route 19 Boulevard District.
- Screen objectionable views, such as parking areas from the motorists traveling on Route 19.
- Create a visual unity for the corridor through the repetition and uniform spacing of street trees and other streetscape elements.
- Provide a planting and greenspace area adjacent to the cartway and sidewalk that will provide the following community and environmental benefits;
 - Increased stormwater infiltration and a reduction of stormwater runoff.
 - An improvement in air quality (that has been degraded by vehicle emissions) .
 - An improvement in microclimate brought about by increased shade (created by shade tree planting) thereby reducing the “Heat Island” effect associated with the roadway and adjacent hard surface development.
 - An improved sense of community well being brought about by the traffic, visual, environmental and economic benefits associated with the Boulevard Development.

BOULEVARD BUFFERYARD LOCATION:

The Boulevard District will extend along the entire length of PENNDOT’S roadway improvements for Route 19. The southern end of the district begins at the Ingomar Fire Station in the Town of McCandless and extends north through the Wexford Flats to North Chapel Drive in Pine Township.

Bufferyard planting and greenspace areas shall be located along the entire corridor, behind the sidewalk that will be constructed as part of PENNDOT’S roadway reconstruction. The width of

this bufferyard will be determined by the individual property owner, based on the area available, from options provided. (Limited areas of the “Boulevard District” do not have sidewalks. In these areas the bufferyard will extend from the edge of the roadway curb.)

BOULEVARD BUFFERYARD TYPE:

The property owner shall have the option to choose from bufferyards of different widths based on the area available. The bufferyard width will determine the number of shrubs, flowering trees, perennials, ground cover, and, as an option, if a wall provides a better alternative to some of the planting options.

BOULEVARD BUFFERYARD OPTIONS:

All bufferyards will require the planting of street trees, in accordance with the specifications and details provided as part of these Streetscape and Landscape Standards. The street trees shall be located as indicated on the “Street Tree Location Plan” available from the municipality.

1. Property owners shall have the option of choosing a bufferyard width based on the area available. The chart below indicates the planting and construction requirements corresponding with the bufferyard width chosen. Plans, illustrations and details are provided for each bufferyard indicated below, as part of these standards. All bufferyard widths are to be measured from the right of way line.

2.

BUFFERYARDS OPTIONS

BUFFERYARDS WIDTH FROM BACK OF SIDEWALK	STREET TREE SPACING	FLOWERING TREE SPACING	SHRUBS REQUIRED PER 50'	PERENNIALS REQUIRED	COMMENTS
1 FEET	REQUIRED PER STREET TREE LOCATION PLAN	1 REQUIRED BETWEEN STREET TREES	3 PER TREE	REQUIRED 1 GAL. SIZE PLANTED AT 18" O.C. IN SHADE TREE PLANTING AREA	10' DIA. HALF CIRCLE PLANTING AREA REQUIRED FOR STREET TREE PLACEMENT. SEE FIGURE 3E AND 3 W.
3 FEET	REQUIRED PER STREET TREE LOCATION PLAN	1 REQUIRED BETWEEN STREET TREES	20	REQUIRED 1 GAL SIZE PLANTED AT 18" O.C. IN SHADE TREE PLANTING AREA	10' DIA. HALF CIRCLE PLANTING AREA REQUIRED FOR STREET TREE PLACEMENT. SEE FIGURE 5E AND 5W
8 FEET	REQUIRED PER STREET TREE LOCATION PLAN	1 REQUIRED BETWEEN STREET TREES	15	OPTIONAL IF NOT USED A SODDED LAWN AREA REQUIRED	SHADE TREES PLANTED WITHIN 10' BUFFER AREA SEE FIGURE 10E AND 10W
13 FEET	REQUIRED PER STREET TREE LOCATION PLAN	1 OPTIONAL BETWEEN STREET TREES	10	OPTIONAL IF NOT USED A SODDED LAWN AREA REQUIRED	PLANTED WITHIN 15' BUFFER AREA SEE FIGURE 15E AND 5W

- Shade trees and shrubs are to be selected from recommended plant list.
- Street tree species and spacing shall be in accordance with Master Street Tree plan provided by the municipality.
- Street trees on west side to be planted 10' 6" from the face of the curb.
- Street trees on east side to be planted 14' 6" from face of curb to avoid overhead wires.
- Abbreviations: O.C. – On center, Gal – Gallon, Dia – Diameter

Sideryard Bufferyards Options:

3. Sideyard bufferyards maybe required between all properties within this district. The width of this bufferyard will vary depending on the front yard buffer used as follows:

FRONT BUFFER WIDTH	MINIMUM SIDE BUFFER WIDTH
1 foot and 3 foot wide	10 feet wide
8 feet	5 feet wide
13 feet	No sideyard bufferyard planting required

This sideyard bufferyard, when required, will be planted with street trees located 30’ O.C. and shrubs at 4’ O.C. from the list provided. Required shade trees and shrubs will be centered within the bufferyard. In the situation where adjacent bufferyards abut, shade trees will be staggered from the adjacent properties tree locations.

INCENTIVES:

1. The side yard bufferyards planting may be eliminated (as indicated above) if a 15’ front yard buffer width is developed or if adjacent property owners provide vehicular access between their properties and if this access between properties results in a corresponding reduction of one curbcut for each sideyard bufferyard to be removed.
2. Identification signage for each property shall be in accordance with the existing signage ordinances. See illustrations provided for guidelines regarding signage types, sizes and locations suggested in each bufferyard.
3. Automobile Sales incentive – For dealerships that provide a 15’ buffer along the entire length of their property, areas to display individual vehicles will be permitted between every third street tree. These areas may be elevated up to 18” and be located 5’ from the edge of the sidewalk
 - No signs are permitted in these areas.
 - Maximum size of display area 7’ wide x 15’ long
 - Maximum height of display vehicle is 3’
4. Properties using the 15’ bufferyard width will be allowed to reduce the width of parking stalls for 90° parking to 9’ wide x 18’ long with a 24’ wide drive aisle.

Certification of Bufferyard Compliance

1. All bufferyard areas are to be inspected by municipal officials or designee to assure compliance with the details and specifications put forth in these Streetscape and Landscape Standards.
2. It shall be the owner’s responsibility to contact the municipality a minimum of 3 days prior to a requested inspection date.
3. Inspections to occur :

- Upon completion of demolition and excavation for the bufferyard area an inspection shall be required to assure depths, percolation test and/or underdrain connection.
 - Upon completion of curb work
 - Upon completion of backfilling and planting
4. Plants shall be guaranteed for a period of (2) two years from time of construction certification.

Planting and Material Specifications:

Project Conditions:

- Field verify existing above and below grade utilities and improvements
- Notify “PA One Call” existing utility location service prior to start of work phone 1- 800- 242- 1776.
- Employ a professional land surveyor to establish exact property corners
- Document existing conditions using photographs or video prior to start of work.

Quality Assurance:

- **Percolation test:**
 - Dig a hole where the planting will occur 30”+/-
 - Pour water in the hole; measure from top of hole to top of water, wait one hour then measure again, measure once more in three hours.
 - If soil does not drain 1.5” per hour mitigate by installing a perforated pipe in plant pit, refer to “figure detail 1”.
- **Installer:** Employ the services of a qualified installer for planting operations, ask for references.
- **Installation inspection:** Contact municipal zoning officials to schedule an installation inspection. One inspection is required during the planting operation. Call the municipality a minimum 7 days prior to beginning installation to schedule inspection.
- **Plant availability:** Plan installation and construction only after consulting the nursery about plant availability. Availability is affected by weather, construction seasons, and supply and demand and can fluctuate weekly. A search may be needed to find certain tree types, sizes and quantity. Contact a qualified landscape installer for more information.

Delivery storage and handling:

- Deliver only freshly dug material to the site
- Protect branches during delivery
- Do not move or lift tree by trunk or branches, only the ball
- Do not heavily prune plant material at time of installation

Submittals, Samples, and Certifications:

- Samples required for review
 - Mulch, 5lbs. in a bucket with lid
 - Plant pit topsoil, 10lbs. in a bucket with lid
 - Peat moss, 3lbs in a bucket with lid
- Submittals required for review
 - Final plant material list with common names, botanical names, sizes, quantity, supplier, and condition (b & b or container)
 - Plant pit topsoil analysis
 - Lawn seed mix
 - Fertilizer
 - Peat moss
 - Percolation test results
- Certifications required for review
 - PA State Nursery certificate of nursery(s) supplying the materials
 - Mulch certification, no added waste material

Plant warranties:

- All plants should be warranted for two (2) years from time of project completion by the installer.
- All lawn planting should be warranted through one growing season or a minimum of one (1) year
- After the two year “installer warranty” property owner is required to maintain lawns and plantings and / or replace plantings as required.

Products:

- **Plant material:** All plant material shall be nursery grown stock from USDA zones 4 or 5 and conform to ANSI Z60.1 “American standards for Nursery Stock. Material shall have healthy root system, well shaped and fully branched, free of disease insects, and defects. Size, condition, and grade per ANSI Z60.1 for type of trees and shrubs required. Provide at least one label for each tree and shrub type installed. Label should be securely attached, waterproof, and legibly designate plant common and botanical name.
- **Lawn seeding:** Seed Mixture Type 1 – Lawns; certified mix:

Name	Proportion by Weight	Minimum Purity	Percent Germination	Maximum % Weed Seed
Kentucky Bluegrass (3 varieties)	33%	90%	80%	0.20%
Pennlawn Red Fescue (2 varieties)	33%	98%	85%	0.20%
Perennial Ryegrass Manhattan II (3 varieties)	33%	92%	85%	0.20%

Apply at 8 lbs. per 1,000 square feet, or per manufactures instructions.

- **Topsoil:** ASTM D 5268pH range 5.5 to 7, with 4 percent organic material minimum, screened and free of stones ¾” and larger. Import screened topsoil for plant mix and pits.
- **Fertilizer:** Commercial grade complete fertilizer with fast and slow release nitrogen.
- **Mulch:** Double ground natural hardwood bark mulch, free of deleterious material, and certified to not include ground construction waste.
- **Stakes and guys:** New upright hardwood 2 inch x 2 inch stakes with pointed end; length as required. Stakes to be free of knots, holes etc. Guy wire to be class 1 galvanized steel, two strand twisted. 0.106 inch in dia. Feed wire through a reinforced rubber hose chafing guard against tree trunk. Cut hose to length required. Refer to “figure detail 1”.
- **Planting mix:** Mix 4 parts topsoil, 1 part by volume of peat moss, plus 2lbs of 20-26-6 (or equivalent) fertilizer per CY. Thoroughly mix planting mix prior to backfilling.
- **Inspection tube:** 3” perforated pvc pipe from pit bottom to ½” above grade, cap top with an unglued cap.

Execution and installation notes

- **Excavation:** Over excavation of tree and shrub pits will be required. To install the required planting mixture, the existing material will need to be excavated and removed. 24” depth of removal for shrubs and perennials, and 36” for tree pits; width per details and plan sheets.

- **Lawn installation:** Use screened topsoil to a depth of 3” -4” depth to create a seed bed. Landscape grade, lightly roll surface, loosen top ½” depth, seed, moisten lightly, apply straw mulch.
- **Tree pits:** Hand excavate plant pits to individually fit each plant ball. Do not dig pits in rain. Loosen bottom and sides of pits prior to tree installation. Lightly tamp plant mix backfill in 8” lifts maximum, do not leave air pockets in pit. Refer to “Figure Detail 1” for more planting information.
- **Planting schedules:** Planting shall be done during the planting season. Be aware that there are tree digging seasons that depend upon the weather. Plan installation and construction only after consulting the nursery about plant availability.
 - **Deciduous plants:** March 1 to April 15 ; September 15 to November 15
 - **Evergreen plants:** March 1 to May 15 ; September 1 to November 15
 - **Lawn planting:** May 1 to October 1

Maintenance

- **Watering:** Thoroughly water trees and shrubs every two weeks after the initial planting through the first growing season.. In extremely dry periods, additional watering may be required.
- **Weeding:** During the growing season, weed the mulched and planted area around each plant and cultivate bi-weekly. Remove weeds from site.
- **Spraying:** As necessary and as directed by a professional
- **Pruning:** no more than once in the first growing season and only to shape plants. Only prune trees as required by dead growth and to maintain it’s natural shape. Do not shear trees.
- **Feeding /refertilizing:** Fertilize trees and shrubs as required to maintain a healthy growing state.
- **Mowing:** Mow lawns to a height of between 2 1/2” to 3” height in the spring and fall and 3 ½” in the summer. Bag all clippings or use a mulching blade and mower set. Mow lawns as required to maintain height. Do not mow more than 1/3 of the blade at any one mowing.
- **Litter:** Pick up litter weekly.
- **Leaves:** Rake and remove leaves in the fall each year a minimum a two times.
- **Mulching:** Reapply mulch a maximum of once a year. Remulching should add no more than 1” per year.

Recommended Plant Materials:

Except for the street tree plant material (which is specified on the Master Street Tree plan, a copy of which is available at the Municipal Office), the following plants are recommended for use within the district to satisfy these Streetscape and Landscape Standards. Other plant materials not listed may be used only with approval from the municipality.

STREET TREES			
Botanical Name	Common Name	Size	Condition
Acer x freemanii ‘Autumn Blaze’	Autumn Blaze Maple	2-1/2 Cal.	B & B
Acer x freemanii ‘Fantasy’	Fantasy Maple	2-1/2 Cal.	B & B
Acer rubrum ‘Morgan’	Morgan Red Maple	2-1/2 Cal	B & B
Acer rubrum ‘Red Sunset’	Red Sunset Maple	2-1/2 Cal.	B & B
Fraxinus pennsylvanica ‘Patmore’	Patmore Maple	2-1/2 Cal.	B & B
Gleditsia tricanthos inermis ‘Halka’	Halka Honey Locust	2-1/2 Cal.	B & B
Gleditsia tricanthos inermis ‘Shademaster Honey locust’	Shademaster Honey locust	2-1/2 Cal.	B & B
Ulmus ‘Pioneer’	Pioneer Elm	2-1/2 Cal.	B & B
Ulmus ‘Regal’	Regal Elm	2-1/2 Cal.	B & B
Ulmus ‘Urban’	Urban Elm	2-1/2 Cal.	B & B

FLOWERING TREES			
Botanical Name	Common Name	Size	Condition
Amelanchier x grandiflora “Robin Hill”	Robin Hill serviceberry	10’ H.T.	B & B
Syringa reticulata ‘Ivory silk’	Ivory Silk Tree Lilac	10’ H.T	Tree form B & B
Crataegus viridis ‘Winter King’	Winter King Hawthorn	10’ H.T	Tree form B & B
Crataegus phaenopyrum	Washington Hawthorn	10’ H.T	Tree form B & B
Sorbus americana	American Mountain Ash	10’ H.T	B & B
Cercus canadensis	Redbud	10’ H.T	Tree form B & B

Magnolia stellata 'Royal Star'	Star Magnolia	10' H.T	Tree form B & B
Malus 'Sugar Tyme'	Sugartime crab	10' H.T	B & B

SHRUBS			
Botanical Name	Common Name	Size	Condition
Buxus microphylla koreana 'Wintergreen'	Wintergreen Korean boxwood	24" H.T.	B & B
Ilex crenata 'Compacta'	Japanese Holly	24" H.T.	B& B or Cont
Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	24" Cont.	B& B or Cont
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	24" Cont.	B& B or Cont
Taxus x m 'Densifomis'	Dense Yew	24" H.T.	B & B
Viburnum carlesii	Korean spice Viburnum	24" H.T.	B& B or Cont
Viburnum plicatum 'Shasta'	Shasta Double file Viburnum	24" H.T.	B& B or Cont

PERENNIALS AND GRASSES			
Botanical Name	Common Name	Size	Condition
Astilbe x arendsii 'Fanal'	Astilbe	# 1 – Cont.	Container
Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylilly	# 1 – Cont.	Container
Pennisetum alopecuroides	Fountain Grass	# 2 – Cont.	Container
Rudbeckia fugida var. sullivantii 'Goldstrum'	Blackeyed Susan	# 1 – Cont.	Container
Sedum x 'Autumn Joy'	Autumn Joy Sedum	# 1 – Cont.	Container