

**ARTICLE XII  
LANDSCAPING STANDARDS**

**1200     Landscape Requirements**

A landscape plan meeting the requirements of this Section 1200 shall be prepared for all land developments and major subdivisions, and no land development or major subdivision shall be finally approved until all landscaping has been installed or guaranteed in accord with the Township Subdivision and Land development Ordinance. This shall apply to all *improvements* as defined in Township Subdivision and Land development Ordinance.

**1201     Legislative Intent**

- A. Article I, Section 27 of the Constitution of the Commonwealth of Pennsylvania states that people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic, and aesthetic values of the environment. It is the intent of these landscape planting requirements to protect this right by conserving existing vegetation and/or requiring new plants in critical areas of land developments.
  
- B. Specifically, it is the intent of these landscape planting requirements to conserve existing healthy plant communities, such as woodlands, and to require new landscape plantings in critical areas of new developments in order to:
  - 1. Reduce soil erosion and protect surface water quality by minimizing stripping of existing woodlands or tree masses.
  - 2. Reduce stormwater runoff velocity and volume by providing planting areas where stormwater can infiltrate.
  - 3. Improve air quality by conserving existing or creating new plantings, which produce oxygen and remove carbon dioxide from the atmosphere.
  - 4. Encourage tree planting and landscaping along public streets. (See definition of *improvement*.)
  - 5. Provide wind breaks, shade, and the other microclimate benefits of trees and landscape plantings.
  - 6. Conserve historically, culturally, or environmentally important landscapes such as wooded hillsides, scenic views, or aesthetic natural areas.
  - 7. Preserve and enhance property values through the implementation of good landscape architectural standards.
  - 8. Provide planted buffers between land developments, which act to visually integrate a development into the existing landscape.
  - 9. Provide planted and architectural visual screens around visually obtrusive site elements within development.
  - 10. Enhance the aesthetic appearance of the community and provide privacy and beauty.
  - 11. Improve traffic flow in parking lots by requiring planted parking islands and medians to separate traffic.
  - 12. Conserve energy by moderating solar radiation and providing shade.
  - 13. Improve the environment for pedestrians along streets, parking lots, and other pedestrian areas.

- 14. Aesthetically improve stormwater management facilities, such as detention basins, without impairing function.
- C. Finally, it is the intent of these regulations to protect the health, safety, and welfare of the community by requiring planting plans for land developments, to be sealed by a landscape architect registered in the Commonwealth of Pennsylvania.

**1202     Preservation of Existing Vegetation**

- A. Preservation of Existing Vegetation - Each mature tree, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" and be shown on the plan in accord with the following criteria:
  - 1. All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. Special consideration shall be given to major specimen trees. The plan shall show the location and elevation of major specimen trees (12" or greater DBH) in areas of the site proposed for development, and the edge of existing woodlands.
  - 2. The applicant shall document that vegetation removal is minimized. If challenged by the Township, the applicant shall produce evidence such as written documents or plans certified by a registered landscape architect or other qualified professional showing that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees, tree masses, and woodlands.
  - 3. The following criteria shall be used by the Township to make the final determination of which mature trees, tree masses, or woodland shall be designated "TO REMAIN":
    - a. The outermost branches of the tree(s) are at least five (5) feet from any proposed buildings or structures.
    - b. The outermost branches of the tree(s) are at least five (5) feet from any proposed changes in grade or drainage such as excavations, mounding, or impoundments.
    - c. The tree(s) are clear of any proposed sight triangles and do not, by their location or apparent health, pose any undue threat to the public health, safety, or welfare.
  - 4. Mature trees, tree masses, or woodland that are not designated "TO REMAIN" shall be designated "TO BE REMOVED." These trees shall be removed in the field during the construction process.
  - 5. Specimen tree preservation or removal shall be considered on an individual basis and site conditions.
- B. Protection of Existing Vegetation - Existing vegetation designated "TO REMAIN" in accord with Section 1202,A,3 above shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary physical barrier, such as a snow fence, shall be erected a minimum of one (1) foot outside the drip line on all sides of individual trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to or compaction of soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the landscape plan.
- C. Hydrology - Alteration of existing drainage patterns and water supply for the protected vegetation shall be minimized.
- D. Transplanting Existing Plants - Specimen trees or individual trees from woodlands or tree masses designated "TO BE REMOVED" are encouraged to be transplanted from one area of the site to another. Transplanted trees must

conform to the requirements of Section 1207 and section 1208 of this Ordinance.

**1203     Parking Lot Landscaping**

- A. Landscaping Benefits - Parking lots shall be effectively landscaped with trees and shrubs to reduce the impact of glare, headlights, and parking lot lights; to delineate driving lanes; and define rows of parking. Furthermore, parking lots shall be adequately landscaped to provide shade in order to reduce the amount of reflected heat and to improve the aesthetics of parking lots.
  
- B. Lots With Ten or More Stalls - All parking lots with ten (10) or more stalls shall be landscaped in accord with the criteria in this Section 1203.
  - 1. One (1) planting island shall be provided for every ten (10) parking stalls. There shall be no more than ten (10) contiguous parking stalls in a row without a planting island.
  - 2. The ends of all parking rows shall be divided from drives by planting islands.
  - 3. In residential developments, large parking lots shall be divided by planting strips into smaller parking areas of no more than forty (40) stalls.
  - 4. In nonresidential developments, large parking lots shall be divided by planting strips into smaller parking areas of no more than one hundred (100) stalls.
  - 5. Planting islands shall be a minimum of nine (9) feet by eighteen (18) feet in dimension, underlain by soil (not base course material); mounded at no more than a three-to-one (3:1) slope, nor less than a five-to-one (5:1) slope; and shall be protected by curbing or bollards. Each planting island shall contain one (1) shade tree plus shrubs and/or ground cover sufficient to cover the entire area.
  - 6. All planting strips shall be a minimum of eight (8) feet wide. Strips shall run the length of the parking row, underlain by soil (not base course material), mounded at no more than a three-to-one (3:1) slope, nor less than a five-to-one (5:1) slope, and shall be protected by curbs, wheel stops, or bollards. Planting strips shall contain plantings of street-type shade trees at intervals of thirty (30) to forty (40) feet, plus shrubs and/or ground cover, as approved by the Township, to cover the entire area.
  - 7. The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures.
  - 8. Plants shall comply with the requirements of Section 1207 of this Ordinance. The use of plants selected from the *List of Acceptable Plants* in Section 1208 is encouraged.
  - 9. In the case where this or another Township ordinance requires a buffer or other landscaping at the end of a parking lot, such buffer or landscaping may take the place of the planting strip provided the buffer or landscaping meets the minimum requirements of this Section 1203.
  
- C. Buffers - All parking lots shall be buffered from public roads and from adjacent properties as required in Section 1206 of this Ordinance.

**1204     Street Trees**

- A. Street Trees Required - Street trees shall be required:

1. Along all existing streets abutting or within the proposed subdivision or land development.
2. Along all proposed streets.
3. Along access driveways that serve five (5) or more residential dwelling units.
4. Along access driveways that serve two (2) or more nonresidential properties.
5. Along major walkways through parking lots and between nonresidential buildings, as recommended by the Township Planning Commission.

B. Waiver for Existing Vegetation - The street tree requirement maybe waived by the Board of Supervisors where existing vegetation is considered sufficient to provide effective screening and to maintain scenic views of open space, farmland, natural features, or other valued features.

C. Standards - Street trees shall be located between the ultimate right-of-way line and the building setback line and shall meet the following standards:

1. Trees shall be planted a minimum distance of five (5) feet and a maximum distance of fifteen (15) feet outside the ultimate right-of-way line. However, in certain cases, as follows, the Board of Supervisors may permit trees to be planted within the ultimate right-of-way:
  - a. In areas, such as existing neighborhoods where front yards may be located within the ultimate right-of-way.
  - b. In cases where closely spaced rows of street trees may be desirable and future street widening is considered unlikely.
2. In nonresidential developments, trees shall be located within a planting bed within the front yard setback, at least ten (10) feet in width, planted in grass or ground cover. In areas where wider sidewalks are desirable, or space is limited, tree planting pits within the sidewalk may be approved.
3. Trees shall be located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted a minimum distance of three (3) feet from curbs and sidewalks, fifteen (15) feet from overhead utility poles with appropriate species selection for trees under utility wires, and six (6) feet from underground utilities.
4. Trees shall be planted at a ratio of at least one (one) tree per fifty (50) linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property, although they need not be evenly spaced.
5. Trees shall comply with the requirements of Section 1207 of this Ordinance. The use of tree species selected from the *List of Acceptable Plants* in Section 1208 is encouraged.

**1205 Stormwater Basins and Associated Facilities**

Landscaping shall be required in and around all stormwater management basins according to the following:

A. Vegetative Cover Required - All areas of stormwater management basins, including basin floors, side slopes, berms, impoundment structures, or other earth structures, shall be planted with cover vegetation such as lawn grass or naturalized plants specifically suited for stormwater basins. (See Section 1208 for recommended plants for stormwater basins.)

1. Lawn grass areas shall be sodded or hydro-seeded to minimize erosion during the establishment period, and once established, these areas shall be maintained at a height of not more than six inches.
  2. Naturalized cover plants, such as wild flowers, meadows, and nonaggressive grasses specifically designed for the permanently wet, intermittently wet, and usually dry areas of stormwater basins, may be planted as an alternative to lawn grass provided:
    - a. The plantings provide continuous cover to all areas of the basin.
    - b. The plantings do not interfere in the safe and efficient function of the basin as determined by the municipal engineer.
  3. Trees and shrubs shall be allowed in and around stormwater basins provided no interference is caused to the proper function of the basin and no trees with a rooting depth greater than thirty (30) inches are planted on an impoundment structure or dam.
- B. Basin Shape - Basin shape shall incorporate curvilinear features to blend with the natural surrounding topography and the use of sharp geometric shapes shall be avoided.
- C. Basin Grades - Minimum grades inside stormwater basins shall be two (2) percent unless infiltration is an integral part of the design; and maximum side slopes of the basin shall be thirty-three (33) percent (3:1 slope).
- D. Buffers - Stormwater basins shall be buffered with landscaping from adjacent properties in accord with Section 1206

**1206     Buffers and Screens**

- A. Property Lines and Site Elements - All subdivisions and land developments shall be landscaped with the following two (2) components:
1. Property line buffers that act to integrate new development with its surroundings and to separate incompatible land uses.
  2. Site element screens that act to minimize or eliminate views to certain other site elements.
- B. Minimum Requirements - The requirements in this Section 1206 are minimum standards; additional plants, berms, or architectural elements may be required by the Township as necessary to meet the intent of this Section 1200 or may be included in the plan at the applicant's discretion.
- C. Property Line and Road Right-of-Way Buffer Requirements
1. Property line and road right-of-way buffers shall be required for the following types of development as defined by the this Ordinance and as otherwise specified in the Zoning Ordinance:
    - a. All nonresidential development.
    - b. All multi-family development.
    - c. All single-family detached cluster development.
    - d. All mobile home parks.

2. An on-site investigation by the applicant shall identify the adjacent land uses along each property boundary. In the case of vacant land, the uses permitted by the Zoning Ordinance shall be used. The existing or zoned uses shall be noted on the plan, and in the case of several permitted uses on a site, the most restrictive requirements shall apply. The Board of Supervisors shall make the final determination of the designation of the existing or zoned land uses.
3. The quantity and type of plants required shall be determined by the intensity of the proposed land use and the adjacent land use, vacant land, or zoning district, according to Table 1200-1.

<b>TABLE 1200-1</b>				
<b>PROPERTY LINE AND ROAD RIGHT-OF-WAY BUFFERS</b>				
(See Section 1206,C for buffer intensity requirements.)				
<b>PROPERTY LINE BUFFERS</b>				
<b>PROPOSED USE</b>	<b>ADJACENT USE</b>			
	Office/Institutional & Public Recreation	Commercial/ Industrial	Multi-Family Mobile Home Park	Single-Family Two-Family
	<b>BUFFER REQUIREMENT</b> (see Section 1206,C,4 for width)			
Office/Institutional	Low	Low	Medium	High
Commercial/Industrial	Medium	Low	High	High
Residential*	Low	Medium	Low	Medium
Active Recreation (play fields, golf courses, swim clubs, etc.)	Low	none	Low	Low
*Buffers are required for all multi-family, clustered single-family and mobile home parks.				
<b>ROAD RIGHT-OF-WAY BUFFERS</b>				
<b>SIZE OF PARKING LOT</b>	<b>BUFFER REQUIREMENT</b> (see Section 1206,C)		<b>BUFFER WIDTH</b>	
1 to 10 stalls	low		10 feet	
11 to 30 stalls	medium		10 feet	
more than 30 stalls	high		10 feet	

4. Buffer Area Location and Dimensions
  - a. A buffer area with the following minimum width shall be established along all property lines and curbing or shoulder edge of existing or proposed public streets, unless a wider buffer is otherwise specified in the Zoning Ordinance.

BUFFER TYPE	PROPERTY LINE	PUBLIC STREET
	Minimum Width	
Low Intensity	10 feet	10 feet
Medium Intensity	15 feet	10 feet
High Intensity	20 feet	10 feet

- b. The buffer area may be included within the front, side, or rear yard setback.
  - c. The buffer area shall be a continuous pervious planting bed consisting of trees and shrubs, grass or ground cover.
  - d. Parking shall not be permitted in the buffer area.
  - e. Site element screens shall be permitted in the buffer area.
  - f. Stormwater basins shall be permitted in the buffer area.
5. Plant Quantities and Types - In accord with Table 1200-1, for every one hundred (100) linear feet of property line to be buffered, the following minimum quantities and types of plants shall be required:

BUFFER TYPE	PLANTS (per 100 linear feet)
Low Intensity	2 canopy trees, and 1 ornamental tree
Medium Intensity	2 canopy trees, and 2 ornamental trees, and 2 evergreen trees (5 shrubs may be substituted for 1 ornamental tree)
High Intensity	5 evergreen trees, and 2 ornamental trees, and 2 canopy trees (10 shrubs may be substituted for 1 ornamental tree)

6. Design Criteria
- a. The required plants shall be distributed over the entire length and width of the buffer area.
  - b. Buffer plants may be arranged symmetrically (formal) or asymmetrically (informal) and may be grouped to form plant clusters. However, informal groupings that reflect the natural character of the region are encouraged.
  - c. Plants shall be spaced to provide optimum growing conditions.

d. A variety of tree species is required as follows:

NUMBER OF TREES	MINIMUM NUMBER OF TREE SPECIES	MAXIMUM PERCENT OF ANY ONE SPECIES
0-5	1	100
6-15	2	50
16-30	3	40
31-50	4	30
51+	6	20

e. All plants shall meet the requirements of Section 1207.

- 7. Existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Board of Supervisors. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer as determined by the Township.
- 8. Existing topographic conditions, such as embankments or berms, in conjunction with existing vegetation, may be substituted for part or all of the required property line buffers with the approval of the Board of Supervisors. The minimum visual effect shall be equal to or exceed that of the required buffer.

D. Site Element Screens

- 1. Site element screens shall be required in all proposed land developments around the following site elements, when these are located partially or fully within one hundred (100) feet of a property line or existing road right-of-way.
  - a. Parking lots.
  - b. Dumpsters, trash disposal, or recycling areas.
  - c. Service or loading docks.
  - d. Outdoor storage.
  - e. Vehicle storage.
  - f. Multifamily rear yards.
  - g. Active recreation facilities.
  - h. Detention basins.
  - i. Sewage treatment plants and pump stations.

TABLE 1200-2 <b>SITE ELEMENT SCREENS</b> (See Section 1206,D,6 for screen types and design criteria.)				
<b>PROPOSED USE</b>	<b>EXISTING ADJACENT LAND USE</b> (OR ZONED USES WHEN UNDEVELOPED*)			
	Office or Institutional	All Other Nonresidential	Single-Family, Two-Family, Townhouses	All Roads
Dumpster, trash, or recycling area	4 or 8	3	4 or 8	4 or 8
Service or loading docks	2 or 5	--	2 or 5	2 or 5
Outdoor sales yard and vehicle storage (excluding vehicle sales areas)	1	1	1	1, 7 or 9
Multi-family rear yards	--	--	--	6
Active recreation facilities (tennis, basketball, court games, etc.)	--	--	7	--
Retention or detention basins	6	--	6	--
Sewage treatment plants and pump stations	1 or 8	--	1 or 8	1 or 8
*When residential and nonresidential uses are allowed by the zoning district on undeveloped adjacent land, the residential requirements shall apply.				

2. An on-site investigation by the applicant shall identify the adjacent land uses along each property boundary. In the case of vacant land, the uses permitted by the Zoning Ordinance shall be used. The existing or zoned uses shall be noted on the plan, and in the case of several permitted uses on a site, the most restrictive requirements shall apply. The Board of Supervisors shall make the final determination of the designation of the existing or zoned land uses.
3. The type of site element screen required shall be determined by the site element and the adjacent existing land use or zoned use in the case of vacant land, according to Table 1200-2.
4. Site elements not included in the above list that have similar visual impact shall be screened in accord with requirements for the most similar elements as determined by the Board of Supervisors.
5. The site element screen shall be placed between the site element and the property line and shall be designed to block views to the maximum extent possible. Unless the screen is most effective at another location, it shall be located as close as possible to the site element and shall surround the element without impeding function or encroaching on sight triangles.
6. Screen Types and Design Criteria - The following types of screens shall be used where specified in Table 1200-2.

SCREEN TYPE	DESIGN CRITERIA
Screen Type #1 <i>Evergreen or Deciduous Shrubs</i>	Shrubs shall be placed three feet on center in a minimum 5-foot-wide bed surrounding the site element and arranged to provide a continuous hedge-like screen up to a minimum height of 3.5 feet at maturity. Shrubs may be clipped to form a hedge or left in their natural habit.
Screen Type #2 <i>Double Row of Evergreen Trees.</i>	A double row of evergreen trees shall be placed 10 feet on center and offset 10 feet to provide a continuous screen at a minimum height of 12 feet at maturity.
Screen Type #3 <i>Opaque Fence</i>	A six-foot opaque fence surrounding the site element on at least three sides.
Screen Type #4 <i>Opaque Fence with Ornamental Trees and Shrubs</i>	A 6-foot opaque fence surrounding the site element on at least 3 sides with additional plantings at the minimum rate of 3 shrubs and 2 ornamental trees or large shrubs for each 10 linear feet of proposed fence, arranged formally or informally next to the fence.
Screen Type #5 <i>Architectural Extension of the Building</i>	An 8-foot minimum height architectural extension of the building (such as a wing wall) shall enclose service or loading docks. The building materials and style of the extension shall be consistent with the main building.
Screen Type #6 <i>Berm with Ornamental Trees</i>	A 2-to-3-foot-high continuous curvilinear berm with ornamental trees at the rate of 1 tree for every 20 feet, clustered or arranged informally. The maximum slope of the berm shall be 3: 1.
Screen Type #7 <i>A 2-to-3-foot-high continuous curvilinear berm with grass alone.</i>	The maximum slope of the berm shall be 3: 1.
Screen Type #8 <i>Evergreen Hedge</i>	An evergreen hedge (such as arborvitae, chamaecyparis, etc.) with a minimum height at planting of 6-foot plants, 4 feet on center maximum.
Screen Type #9 <i>Low Wall</i>	A wall of brick or stone (not concrete block), at least 50 percent opaque, no less than 3 and no more than 4 feet in height.

7. Existing healthy trees, shrubs, or woodlands may be substituted for part or all of the required plants with the approval of the Board of Supervisors. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required screen.
8. Existing topographic conditions, such as embankments or berms may be substituted for part or all of the required screen with the approval of the Board of Supervisors. The minimum visual effect shall be equal to or exceed that of the required screen.
9. The applicant may propose the use of alternative screen types or changes in plants or designs which fulfill the intent of this Ordinance, with the approval of the Board of Supervisors.
10. Plants shall meet the specifications of Section 1207. Use of plants selected from the *List of Acceptable*

*Plants* in Section 1208 is recommended.

**1207 Materials Specifications, Maintenance, and Guarantee**

The following standards shall apply to all plants or trees as required under this Ordinance.

A. General Requirements

1. The location, dimensions, and spacing of required plantings shall be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and present and future environmental requirements, such as wind, soil, moisture, and sunlight.
2. Plants shall be selected and located where they will not contribute to conditions hazardous to public safety. Such locations include, but are not limited to, public street rights-of-way, underground and aboveground utilities, and sight triangle areas required for unobstructed views at street intersections.
3. Plastic or other artificial materials shall not be used in place of plants.

B. Plant Specifications

1. All plants shall meet the minimum standards for health, form, and root condition as outlined in the latest edition of the American Association of Nurserymen (AAN) Standards.
2. All plants shall be selected for hardiness and shall be suitable for planting in the United States Department of Agriculture Hardiness Zone applicable to Glenburn Township, and to the specific localized microclimate and micro environment of the planting site..
3. Canopy trees, sometimes called shade trees, shall reach a minimum height or spread of thirty (30) feet at maturity as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of two and one-half inches at planting.
4. Ornamental trees or large shrubs shall reach a typical minimum height of fifteen (15) feet at maturity, based on AAN Standards. Trees and shrubs may be deciduous or evergreen and shall have a distinctive ornamental character such as showy flowers, fruit, habit, foliage, or bark. New ornamental trees shall have a minimum height of six (6) feet or one and a half inch caliper. New large shrubs shall have a minimum height of two and one-half (2.5) to three (3) feet at the time of planting.
5. Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four (4) feet based on AAN Standards. New shrubs shall have a minimum height of eighteen (18) inches at the time of planting.
6. Evergreen trees shall reach a typical minimum height of twenty (20) feet at maturity based on AAN Standards for that species and shall remain evergreen throughout the year. New evergreens shall have a minimum height at planting of six (6) feet.

C. Maintenance

1. Required plants shall be maintained in a healthy, vigorous condition and be kept free of refuse and debris for the life of the project to achieve the required visual effect of the buffer or screen. It shall be the ultimate responsibility of successive property owners to insure that the required plants are properly maintained. Dead or diseased plants shall be removed or treated promptly by the property owner and replaced at the next growing season.

2. All sight triangles shall remain clear, and any plants that could endanger safety such as unstable limbs shall be removed and the plants replaced if necessary. It shall be the responsibility of the property owner to maintain all plants and architectural elements to assure public safety.
3. Maintenance guidelines for the plants are encouraged to be published by the planting plan designer, to be used by grounds maintenance personnel to insure that the design's buffering and screening concepts are continued.

D. Landscape Replacement; Performance Guarantee

1. Any tree or shrub that dies within eighteen (18) months of planting shall be replaced by the current land owner or developer. Any tree or shrub that within eighteen (18) months of planting or replanting is deemed, in the opinion of the Township, not to have survived or not to have grown in a manner characteristic of its type, shall be replaced. Substitutions for certain species of plants may be made only when approved by the Board of Supervisors.
2. Landscaping shall be considered an improvement for the purposes of installation and the provision of a performance guarantee in accord with Section 7.700 of this Ordinance. In addition, the developer or landowner shall provide to the Township a performance guarantee equal to the amount necessary to cover the cost of purchasing, planting, maintaining, and replacing all vegetative materials for a period of eighteen (18) months following the installation and approval of the landscaping.

**1208 List of Acceptable Plants**

All plants used for landscaping and vegetative cover shall be selected from the *List of Acceptable Plants* established by Resolution of the Board of Supervisors. The list is intended to offer a broad selection of plants suitable for the various required landscapes required by this Ordinance. Native plants are indicated for use in natural or naturalized settings. Plants not found on the list may be substituted, provided that the Board of Supervisors determines that the requirements of Section 1207,B are satisfied and the plants are suitable for the proposed purpose and location.

**1209 Plan Requirements**

All areas of the site shall be included in the landscaping plan, and buffers, screening, and those areas immediately adjacent to buildings and walkways shall be given extra consideration Landscape plans shall be submitted concurrently with all sketch, preliminary or final plans. Landscape plans shall be prepared by a landscape architect licensed and registered to practice by the Commonwealth of Pennsylvania. In addition to the information required by the other plan information provisions of this Ordinance, the following information shall be provided:

- A. A sketch landscape plan shall show the following:
  1. Approximate location of specimen or mature trees.
  2. Approximate location of tree masses.
- B. The preliminary landscape plan shall show the following:
  1. Existing Features - The location and character of existing buildings; mature trees standing alone; location and elevation of major specimen trees (12" or greater DBH) in any area of the site proposed for development; outer limits of tree masses and other existing vegetation; and, the location of floodplain, wetlands, and other natural features that may affect the location of proposed streets, buildings, and landscape plantings.
  2. Proposed Landscaping

- a. Approximate location of all proposed landscaping required by this Ordinance.
  - b. Demarcation of existing vegetation "TO REMAIN" or "TO BE REMOVED" and the means of protecting existing vegetation during construction.
  - c. Approximate location of proposed buildings, paving, utilities, or other improvements.
- C. The final landscape plan shall show the following:
- 1. Location of all outside storage and trash receptacle areas.
  - 2. Sidewalks, berms, fences, walls, free-standing signs, and site lighting.
  - 3. All existing and proposed contours at an interval deemed adequate by the Township to determine the relationship of planting and grading areas with slopes in excess of 3:1.
  - 4. Existing mature trees, woodland, and tree masses to remain.
  - 5. Existing mature trees, woodland, and tree masses to be removed.
  - 6. Location of all proposed landscaping, including required street trees, stormwater basin landscaping, parking lot landscaping, property line buffers, and site element screen landscaping.
  - 7. A planting schedule listing the scientific and common name, size, quantity, and root condition of all proposed plants.
  - 8. A schedule showing all landscape requirements and plants proposed for each category.
  - 9. Planting details, including method of protecting existing vegetation, and landscape planting methods.
  - 10. Information in the form of notes or specifications concerning seeding, sodding, ground cover, mulching, and the like, etc.
  - 11. A detailed cost estimate shall be submitted, showing the value of all proposed landscaping, including all labor and materials.