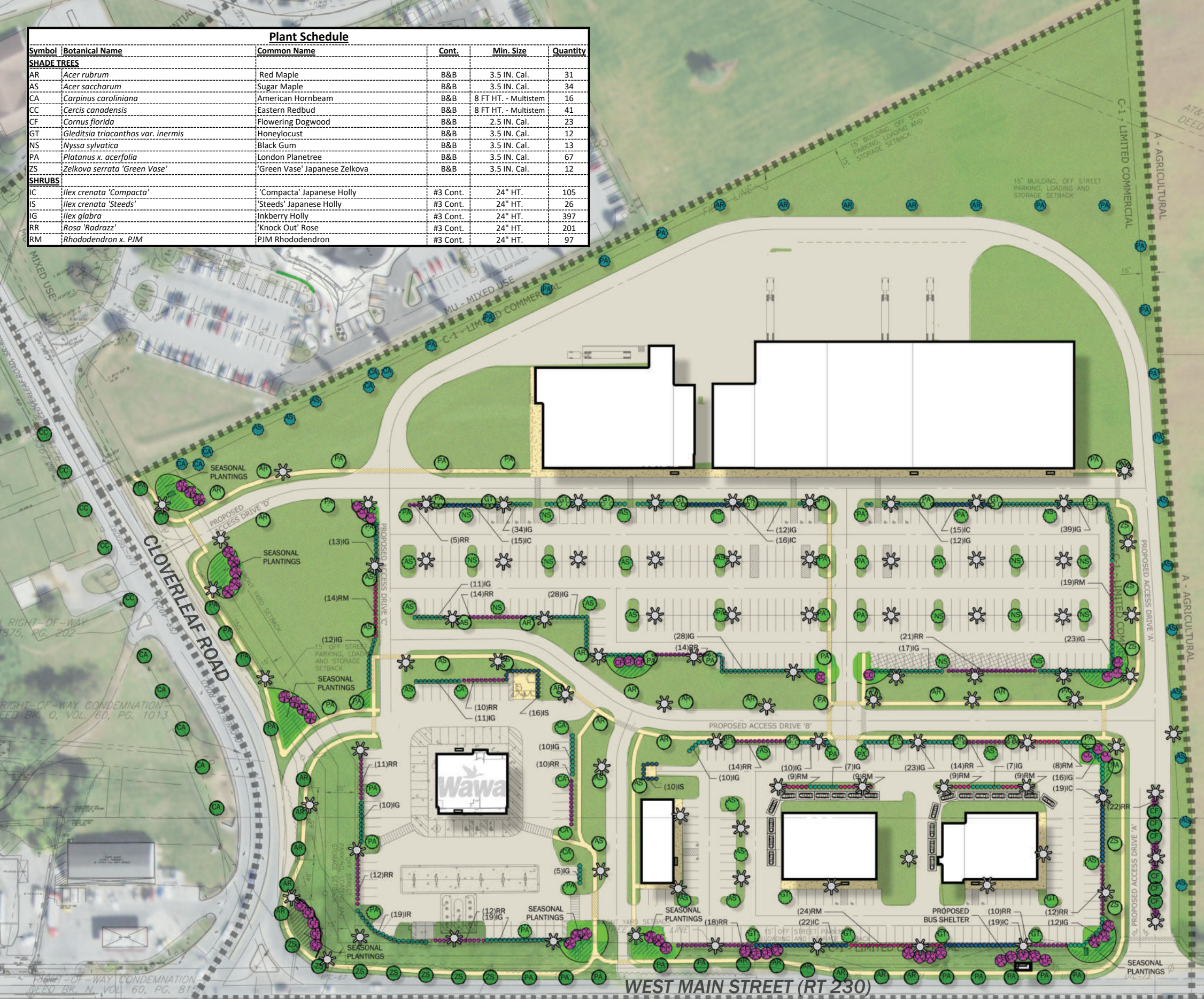


Plant Schedule					
Symbol	Botanical Name	Common Name	Cont.	Min. Size	Quantity
SHADE TREES					
AR	<i>Acer rubrum</i>	Red Maple	B&B	3.5 IN. Cal.	31
AS	<i>Acer saccharum</i>	Sugar Maple	B&B	3.5 IN. Cal.	34
CA	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	8 FT HT. - Multistem	16
CC	<i>Cercis canadensis</i>	Eastern Redbud	B&B	8 FT HT. - Multistem	41
CF	<i>Cornus florida</i>	Flowering Dogwood	B&B	2.5 IN. Cal.	23
GT	<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	B&B	3.5 IN. Cal.	12
NS	<i>Nyssa sylvatica</i>	Black Gum	B&B	3.5 IN. Cal.	13
PA	<i>Platanus x. acerfolia</i>	London Planetree	B&B	3.5 IN. Cal.	67
ZS	<i>Zelkova serrata 'Green Vase'</i>	'Green Vase' Japanese Zelkova	B&B	3.5 IN. Cal.	12
SHRUBS					
IC	<i>Ilex crenata 'Compacta'</i>	'Compacta' Japanese Holly	#3 Cont.	24" HT.	105
IS	<i>Ilex crenata 'Steeds'</i>	'Steeds' Japanese Holly	#3 Cont.	24" HT.	26
IG	<i>Ilex glabra</i>	Inkberry Holly	#3 Cont.	24" HT.	397
RR	<i>Rosa 'Radrazz'</i>	'Knock Out' Rose	#3 Cont.	24" HT.	201
RM	<i>Rhododendron x. PJM</i>	PJM Rhododendron	#3 Cont.	24" HT.	97



LANDSCAPING REQUIREMENTS		
§135-299.B(1) Minimum 10 FT wide landscape strip in all yards required for all nonresidential and multifamily dwelling uses		
§135-299.B(3) 1 shade/ornamental tree required for every 750 SF of required landscape strip	12,900 SF Required	12,900 SF Proposed
Northern boundary / Penn Medicine (1,290 LF)	17 Trees Required	17 Trees Proposed
12,900 / 750 SF		
Eastern boundary / Agricultural (1,130 LF)	11,300 SF Required	11,300 SF Proposed
11,300 / 750 SF	15 Trees Required	15 Trees Proposed
PARKING AREA LANDSCAPING (LANDSCAPE STRIP)		
§135-299.D(1) Minimum 15 FT wide landscape strip required along the street line when a parking lot abuts a street		
§135-299.B(3) 1 shade/ornamental tree required for every 750 SF of required landscape strip		
Western boundary / Cloverleaf Road (600 LF)	9,000 SF Required	9,000 SF Proposed
9,000 / 750 SF	12 Trees Required	12 Trees Proposed
Southern boundary / W. Main St./Route 230 (1,350 LF)	20,250 SF Required	20,250 SF Proposed
20,250 / 750 SF	27 Trees Required	27 Trees Proposed
PARKING AREA LANDSCAPING (INTERIOR LANDSCAPING)		
§135-299.D(2)(a) 5% of the total parking area to be devoted to landscaping. 1 shade tree required for every 300 SF of provided landscape area		
ALDI's & E-1 to E-4 Parking Lots	150,300 SF total parking area x 5% = 7,515 SF Required / 300 SF	7,515 SF Required 25 Trees Required
E-5 to E-7 Parking Lots	76,500 SF total parking area x 5% = 3,825 SF Required / 300 SF	3,825 SF Required 13 Trees Required
Wawa Parking Lots	57,000 SF total parking area x 5% = 2,850 SF Required / 300 SF	2,850 SF Required 10 Trees Required
SHOPPING CENTER LANDSCAPING (IMPROVED BUS STOP)		
§135-256.C(3) An improved bus stop required including:		
1 Bus Shelter	1 Bus Shelter Proposed	
1 Bench	1 Bench Proposed	
1 Waste Receptacle	1 Waste Receptacle Proposed	
1 Shade Tree	1 Shade Tree Proposed	
SHOPPING CENTER LANDSCAPING (PARK & RIDE FACILITY)		
§135-256.C(4) 3% of required parking shall be available for public use as a park & ride area		
		3% Park & Ride Area Proposed
SHOPPING CENTER LANDSCAPING (BUILDING DESIGN)		
§135-256.D(2)b Minimum 1-foot change in building façade projection required for every 32-feet of building		
		1-Foot Building Façade Projection Change Proposed
SHOPPING CENTER DESIGN INCENTIVES (STREETSCAPE DETAILS)		
§135-256.E(6) Streetscape Design incentives for 5% Impervious Coverage bonus for shopping centers		
(a)[1] Sidewalks shall be provided parallel to the street right-of-way line		
		Sidewalks Proposed
(a)[2] Sidewalks providing access to storefronts shall be 8-feet in width. All others shall be 5-feet in width		
		Sidewalks Proposed
(b) A planting strip with a minimum width of 5-feet shall be provided parallel to the street right-of-way between the required curb & sidewalk		
		Planting Strip Proposed
(b)[1] Street trees shall be provided at regular intervals along internal streets		
964 LF Access Road A	6 Trees Proposed	
920 LF Access Road B	25 Trees Proposed	
490 LF Access Road C	3 Trees Proposed	
1,140 LF Access Road D	19 Trees Proposed	
90 LF Access Road (Wawa to Cloverleaf)	2 Trees Proposed	
275 LF Access Road (Wawa to Route 230)	3 Trees Proposed	
(b)[2] One street tree required for every 50 LF of lot frontage		
600 LF Cloverleaf	12 Trees Required	12 Trees Proposed
1,350 LF W. Main St./Route 230	27 Trees Required	28 Trees Proposed
(d)[1]b Pedestrian crosswalks with a minimum width of 6-feet required at any location where a pedestrian way crosses a vehicular way		
		6-foot Pedestrian Crosswalks Proposed
(e)[1] Pedestrian-scaled, ornamental streetlights shall be provided at regular intervals along both sides of any internal street, access drive, and pedestrian walkway		
964 LF Access Road A	11 Street Lights Proposed	
920 LF Access Road B	14 Street Lights Proposed	
490 LF Access Road C	1 Street Light Proposed	
1,140 LF Access Road D	14 Street Lights Proposed	
90 LF Access Road (Wawa to Cloverleaf)	1 Street Light Proposed	
275 LF Access Road (Wawa to W. Main St./Route 230)	3 Street Lights Proposed	
(e)[2] One (1) Pedestrian-scaled, ornamental streetlight with a height between 12 and 20-feet in height required for every 150 LF of parcel frontage		
600 LF along Cloverleaf Rd	4 Street Lights Required	7 Street Lights Proposed
1350 LF along W. Main St./Route 230	9 Street Lights Required	8 Street Lights Proposed
(f) One (1) bench required for every 200 feet of linear street or pedestrian walkway adjacent to storefronts		
Wawa: 230 LF	2 Benches Required	2 Benches Proposed
Building E-5 & 7: 348 LF	2 Benches Required	2 Benches Proposed
Aldi/E-1-4: 622 LF	4 Benches Required	4 Benches Proposed
	159 Trees Required	226 Trees Proposed
	13 Street Lights Required	59 Street Lights Proposed
	9 Benches Required	9 Benches Proposed
		1 Bus Shelter
		1 Waste Receptacle
		826 Shrubs Proposed

-Proposed Light Standard

Mount Joy Towne Center - Conceptual Landscape Plan
 W Main Street (Route 230) | Mount Joy, Pa 17552
 March 1, 2023

