

Plant Schedule					
Symbol	Botanical Name	Common Name	Cont.	Min. Size	Quantity
<b>SHADE TREES</b>					
AR	<i>Acer rubrum</i>	Red Maple	B&B	3.5 IN. Cal.	31
AS	<i>Acer saccharum</i> 'Green Mountain'	'Green Mountain' Sugar Maple	B&B	3.5 IN. Cal.	27
CA	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	8 FT HT. - Multistem	11
CC	<i>Cercis canadensis</i>	Eastern Redbud	B&B	8 FT HT. - Multistem	56
CF	<i>Cornus florida</i>	Flowering Dogwood	B&B	2.5 IN. Cal.	25
GT	<i>Gleditsia triacanthos</i> var. <i>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 occidentalis</i>	American Sycamore	B&B	3.5 IN. Cal.	75
ZS	<i>Cladrastis kentukea</i>	American Yellowwood	B&B	3.5 IN. Cal.	15
<b>SHRUBS</b>					
IC	<i>Ilex crenata</i> 'Compacta'	'Compacta' Japanese Holly	#3 Cont.	24" HT.	105
IS	<i>Ilex crenata</i> 'Steeds'	'Steeds' Japanese Holly	#3 Cont.	24" HT.	26
IG	<i>Ilex glabra</i>	Inkberry Holly	#3 Cont.	24" HT.	391
RR	<i>Rosa</i> 'Radrazz'	'Knock Out' Rose	#3 Cont.	24" HT.	201
RM	<i>Rhododendron</i> x. <i>PJM</i>	PJM Rhododendron	#3 Cont.	24" HT.	97



LANDSCAPING REQUIREMENTS		
<b>\$135-299.B(1)</b> Minimum 10 FT wide landscape strip in all yards required for all nonresidential and multifamily dwelling uses		
<b>\$135-299.B(3)</b> 1 shade/ornamental tree required for every 750 SF of required landscape strip	10,500 SF Required	10,500 SF Proposed
Northern boundary / Penn Medicine (1,050 LF)	14 Trees Required	20 Trees Proposed
10,500 / 750 SF		
Eastern boundary / Proposed Norlanco Drive (1,210 LF)	12,100 SF Required	12,100 SF Proposed
12,100 / 750 SF	17 Trees Required	17 Trees Proposed
<b>PARKING AREA LANDSCAPING (LANDSCAPE STRIP)</b>		
<b>\$135-299.D(1)</b> Minimum 15 FT wide landscape strip required along the street line when a parking lot abuts a street		
<b>\$135-299.B(3)</b> 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
<b>PARKING AREA LANDSCAPING (INTERIOR LANDSCAPING)</b>		
<b>\$135-299.D(2)(a)</b> 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
9,130 SF Proposed 30 Trees Proposed		
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
3,900 SF Proposed 15 Trees Proposed		
Wawa Parking Lots	57,000 SF total parking area x 5% = 2,850 SF Required / 300 SF	2,850 SF Required 10 Trees Required
2,900 SF Proposed 11 Trees Proposed		
<b>SHOPPING CENTER LANDSCAPING (IMPROVED BUS STOP)</b>		
<b>\$135-256.C(3)</b> An improved bus stop required including:		
1 Bus Shelter	1 Bus Shelter Proposed	1 Bus Shelter Proposed
1 Bench	1 Bench Proposed	1 Bench Proposed
1 Waste Receptacle	1 Waste Receptacle Proposed	1 Waste Receptacle Proposed
1 Shade Tree	1 Shade Tree Proposed	1 Shade Tree Proposed
<b>SHOPPING CENTER LANDSCAPING (PARK &amp; RIDE FACILITY)</b>		
<b>\$135-256.C(4)</b> 3% of required parking shall be available for public use as a park & ride area		
		3% Park & Ride Area Proposed
<b>SHOPPING CENTER LANDSCAPING (BUILDING DESIGN)</b>		
<b>\$135-256.D(2)(b)</b> Minimum 1-foot change in building façade projection required for every 32-feet of building		
		1-Foot Building Façade Projection Change Proposed
<b>SHOPPING CENTER DESIGN INCENTIVES (STREETSCAPE DETAILS)</b>		
<b>\$135-256.E(6)</b> Streetscape Design incentives for 5% Impervious Coverage bonus for shopping centers		
<b>(a)1</b> Sidewalks shall be provided parallel to the street right-of-way line		
		Sidewalks Proposed
<b>(a)2</b> Sidewalks providing access to storefronts shall be 8-feet in width. All others shall be 5-feet in width		
		Sidewalks Proposed
<b>(b)</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>(b)1</b> Street trees shall be provided at regular intervals along internal streets		
920 LF Access Road B	29 Trees Proposed	29 Trees Proposed
490 LF Access Road C	7 Trees Proposed	7 Trees Proposed
1,140 LF Access Road D	26 Trees Proposed	26 Trees Proposed
90 LF Access Road (Wawa to Cloverleaf)	2 Trees Proposed	2 Trees Proposed
275 LF Access Road (Wawa to Route 230)	4 Trees Proposed	4 Trees Proposed
<b>(b)2</b> 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	27 Trees Proposed
1,210 LF Proposed Norlanco Drive	25 Trees Required	25 Trees Proposed
<b>(d)1(b)</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
<b>(e)1</b> Pedestrian-scaled, ornamental streetlights shall be provided at regular intervals along both sides of any internal street, access drive, and pedestrian walkway		
920 LF Access Road B	14 Street Lights Proposed	14 Street Lights Proposed
490 LF Access Road C	1 Street Lights Proposed	1 Street Lights Proposed
1,140 LF Access Road D	14 Street Lights Proposed	14 Street Lights Proposed
90 LF Access Road (Wawa to Cloverleaf)	2 Street Lights Proposed	2 Street Lights Proposed
275 LF Access Road (Wawa to W. Main St./Route 230)	3 Street Lights Proposed	3 Street Lights Proposed
<b>(e)2</b> 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
1,210 LF Proposed Norlanco Drive	8 Street Lights Required	22 Street Lights Proposed
<b>(f)</b> 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
183 Trees Required	21 Street Lights Required	265 Trees Proposed
9 Benches Required		71 Street Lights Proposed
		9 Benches Proposed
		1 Bus Shelter
		1 Waste Receptacle
		820 Shrubs Proposed

**Mount Joy Towne Center - Conceptual Landscape Plan**  
W Main Street (Route 230) | Mount Joy, Pa 17552  
April 5, 2023

