

EXHIBIT 4

LANDSCAPING MAINTENANCE NOTES

AS REQUIRED BY ZONING ORDINANCE SECTION 119-59 THE FOLLOWING PROVIDES AN OUTLINE FOR THE MAINTENANCE AND INSPECTION OF PLANTINGS ON SITE.

1. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPING AS SHOWN ON THIS PLAN. MAINTENANCE OF LANDSCAPING INCLUDES WATERING, MULCHING, STAKING AND GUYING, PRUNING, FERTILIZING, DISEASE CONTROL, AND REPLACEMENT OF DEAD PLANTINGS.
2. ALL LANDSCAPE IMPROVEMENTS INSTALLED IN ACCORDANCE WITH THIS PLAN SHALL BE GUARANTEED AND MAINTAINED IN A HEALTHY AND SOUND CONDITION, OR OTHERWISE BE REPLACED BY EQUIVALENT IMPROVEMENTS FOR A PERIOD OF 18 MONTHS FROM THE DATE OF PLANTING. NO MORE THAN 1/3 OF THE TREE OR SHRUB SHALL BE DAMAGED OR DEAD WITHOUT REPLACEMENT.
3. PLANTS FOUND TO BE IN POOR HEALTH OR LACKING NORMAL GROWTH HABIT DURING THE 18-MONTH PERIOD SHALL BE REPLACED WITH NURSERY-GROWN PLANTS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND ORDINANCES. ALL REPLACEMENT PLANTS SHALL BE SUBJECT TO A NEW 18-MONTH GUARANTEE PERIOD AND INSPECTIONS BY THE TOWNSHIP.

LANDSCAPING NOTES

1. PROPOSED TREES AND SHRUBS SHALL HAVE A NORMAL HABIT OF GROWTH; SHALL BE SOUND, HEALTHY, AND VIGOROUS; AND SHALL BE FREE FROM DISEASE, INSECTS, INSECT EGGS, AND LARVAE.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
3. PROPOSED TREES AND OTHER VEGETATION SHALL BE GROWN IN A CLIMATE SIMILAR TO THAT OF CENTRAL PENNSYLVANIA.
4. ALL PLANT MATERIAL IS SUBJECT TO APPROVAL AND ACCEPTANCE FROM THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
5. ALL PLANT MATERIAL SHALL BE HANDLED IN COMPLIANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
6. THE REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, QUALITY, BALLING AND BURLAPPING OF TREES SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
7. TREES LESS THAN 3" IN CALIPER SHALL BE PROPERLY STAKED OR TREES MORE THAN 3" IN CALIPER SHALL BE GUYED AND BE PROPERLY PROTECTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
8. ANY NYLON ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
9. 4" OAK BARK MULCH SHALL BE PLACED AROUND TREES AND SHRUBS. ISOLATED ISLANDS AND BED AREAS SHALL ALSO BE MULCHED. LIMITS OF MULCHING SHALL BE DETERMINED IN THE FIELD DURING CONSTRUCTION BY THE DESIGN PROFESSIONAL.
10. A SYSTEM OF STAKING AND MATTING AND/OR NETTING SHALL BE INSTALLED IN SLOPE/ROUNDER AREAS STEEPER THAN 3:1 TO BE MULCHED. SAID MATTING SHALL NOT INHIBIT VEGETATIVE GROWTH AND SHALL NOT BE VISIBLE TWO YEARS AFTER PLANTING.
11. FERTILIZE ALL PLANTINGS IN ACCORDANCE WITH PENNDOT, PUBLICATION 408 SPECIFICATIONS IN SPRING ONLY. A SOIL TEST SHALL BE PERFORMED BY A QUALIFIED LABORATORY. ADJUSTMENT TO PLANT AND FERTILIZER MATERIAL AND APPLICATION SHALL BE MADE AS AUTHORIZED BY OWNER, UNDER THE DIRECTION OF THE DESIGN PROFESSIONAL, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
12. ALL DISTURBED OR DAMAGED AREAS SHALL BE REPAIRED AND REFINISHED WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACES.
13. ALL DISTURBED AREAS NOT LANDSCAPED, PAVED OR BUILT UPON SHALL RECEIVE 4" OF TOPSOIL, BE SEED, FERTILIZED AND MULCHED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 FOR THE FORMULA SPECIFIED UNLESS OTHERWISE NOTED. REFER TO SEEDING SPECIFICATIONS AND EROSION AND SEDIMENTATION CONTROL PLAN FOR REQUIREMENTS. WATER SEED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
14. MULCH FOR GRASS SEED MIX MUST BE STRAW AS SPECIFIED IN PENNDOT PUBLICATION 408, EXCEPT THAT SLOPES STEEPER THAN 3:1 SHALL RECEIVE EROSION CONTROL BLANKET/MATS AS SPECIFIED IN PENNDOT PUBLICATION 408.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THIS PLAN BEFORE PRICING THE WORK.
16. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, STAKING AND GUYING, SPRAYING, FERTILIZING, ETC.) WITHIN PLANTING BEDS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED BY THE OWNER.
17. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF LANDSCAPING MATERIALS WITH WINDOWS AND DOOR LOCATIONS, SITE UTILITIES AND OTHER IMPROVEMENTS TO AVOID CONFLICTS DURING CONSTRUCTION.
18. SUPPLEMENTAL LANDSCAPING ELEMENTS, OTHER THAN THAT WHICH HAVE BEEN DEPICTED ON THIS PLAN FOR ZONING COMPLIANCE, SUCH AS PARKING ISLANDS, PLANTERS, OPEN SPACE AND MEADOW AREAS, FOUNDATION PLANTINGS, STORMWATER BASINS AND THE LIKE, WILL BE DESIGNED AS PART OF THE LAND DEVELOPMENT PLAN PROCESS. ALL INTERIOR PARKING ISLANDS WILL BE PROVIDED WITH ADDITIONAL LANDSCAPING: MULCH, ROCKS, GROUNDCOVER, SHRUBS AND GRASSES.

PLANT SCHEDULE

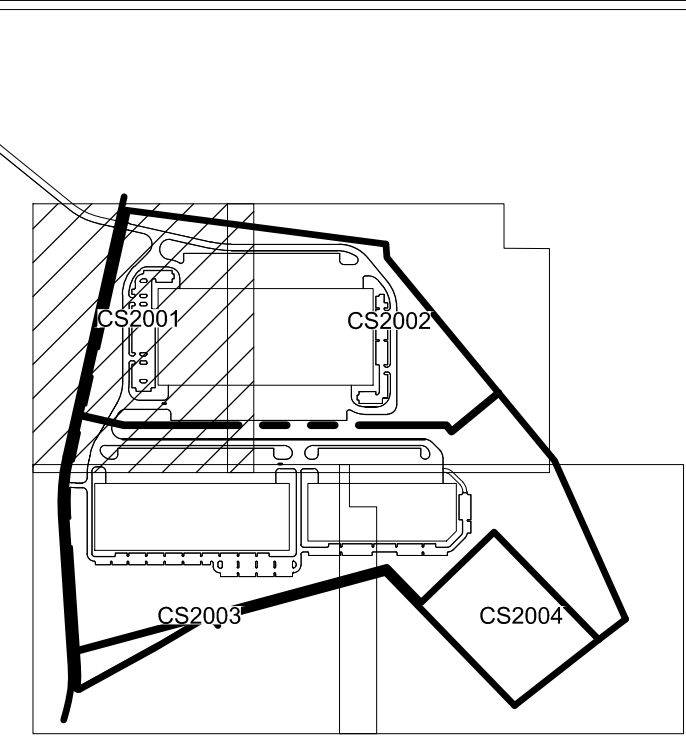
TREES & SHRUBS						
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & ROOT	SPACING NATIVE
AC	168	ABIES CONCOLOR	WHITE FIR	6'-7" HT. BAB	15' O.C.	NON-NATIVE
AF	18	ACER RUBRUM FRANKSREED RED SUNSET	FRANKSREED RED SUNSET MAPLE	2" CAL. BAB	AS SHOWN	NATIVE CULTIVAR
AG	27	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	NO. 10 CONT. 6'-8" HT.	AS SHOWN	NATIVE CULTIVAR
AR	32	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2" CAL. BAB	AS SHOWN	NATIVE CULTIVAR
AS	23	ACER SACCHARUM GREEN MOUNTAIN	GREEN MOUNTAIN SUGAR MAPLE	2" CAL. BAB	AS SHOWN	NATIVE CULTIVAR
BN	8	BETULA NIGRA	RIVER BIRCH	6'-8" HT. MULTI STEM	AS SHOWN	NATIVE
CC	24	CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	NO. 10 CONT. 6'-8" HT.	AS SHOWN	NATIVE CULTIVAR
CH	14	CERCIS CANADENSIS HEARTS OF GOLD	HEARTS OF GOLD REDBUD	NO. 10 CONT. 6'-8" HT.	AS SHOWN	NATIVE CULTIVAR
CK	36	CLADRASIS KENTUCKIA	YELLOWWOOD	2-3" CAL. BAB	AS SHOWN	NATIVE
CV	32	CHONANTHUS VIRGINICUS	AMERICAN FRINGETREE	NO. 10 CONT. 6'-8" HT.	AS SHOWN	NATIVE
CW	12	CRATAEGUS VIRIDIS WINTER KING	WINTER KING HAWTHORN	NO. 15 CONT. 8'-10" HT.	AS SHOWN	NATIVE CULTIVAR
GD	26	GYNOCALADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL. BAB	AS SHOWN	NATIVE
GT	32	GLEDITSIA TRICANTHOS F. NERIFMS	THORNLESS HONEYLOCUST	2" CAL. BAB	AS SHOWN	NATIVE CULTIVAR
HV	20	HAMMELIS VERNALIS	WITCH HAZEL	NO. 5 CONT. 3'-4" HT.	12" O.C.	NATIVE
JV	168	JUNIPERUS VIRGINIANA	RED CEDAR	6'-7" HT	15' O.C.	NATIVE
LB	29	LINDERA BENZON	SPICEBUSH	NO. 3 CONT. 24"-30" HT.	7.5' O.C.	NATIVE
LS	40	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEETGUM	2" CAL. BAB	AS SHOWN	NATIVE CULTIVAR
LT	15	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL. BAB	AS SHOWN	NATIVE
MG	23	MAGNOLIA GRANDIFLORA LITTLE GEM	LITTLE GEM DWARF SOUTHERN MAGNOLIA	NO. 15 CONT. 8'-10" HT.	AS SHOWN	NATIVE CULTIVAR
MP	15	MALLUS X PIRARIFIRE	PIRARIFIRE CRABAPPLE	NO. 15 CONT. 8'-10" HT.	AS SHOWN	NON-NATIVE
MV	11	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6'-8" HT. MULTI STEM	AS SHOWN	NATIVE
NS	41	NYSSA SYLVATICA	BLACKGUM	2" CAL. BAB	AS SHOWN	NATIVE
OV	16	OSTRYA VIRGINIANA	EASTERN HOP HORNBEEAM	2" CAL. BAB	AS SHOWN	NATIVE
PA	168	PICEA ABIES	NORWAY SPRUCE	6'-7" HT. BAB	15' O.C.	NON-NATIVE
PC	32	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL. BAB	AS SHOWN	NATIVE
PG	147	PICEA GLAUCA	WHITE SPRUCE	6'-7" HT	15' O.C.	NATIVE
PL	32	PLATANUS X ACERIFOLIA BLOODGOOD	BLOODGOOD LONDON PLANE TREE	2" CAL. BAB	AS SHOWN	NON-NATIVE
PO	37	PHYSOCARPUS OPULILOLIUS	NINEBARK	NO. 3 CONT. 24"-30" HT.	6' O.C.	NATIVE
PS	167	PINUS STROBUS	EASTERN WHITE PINE	6'-7" HT. BAB	15' O.C.	NATIVE
QA	19	QUERCUS ALBA	WHITE OAK	2" CAL. BAB	AS SHOWN	NATIVE
TA	32	TILIA AMERICANA	AMERICAN LINDEN	2" CAL. BAB	AS SHOWN	NATIVE
VN	37	VIBURNUM NUDUM	POSSUMBUM VIBURNUM	NO. 3 CONT. 24"-30" HT.	9.5' O.C.	NATIVE

NOTES:
1. SOME TREES REQUIRE SPRING PLANTING DUE TO FALL DIG HAZARD. CONTRACTOR SHALL PLAN ACCORDINGLY. SUBSTITUTIONS OF SAND TREES WILL NOT BE PERMITTED.
2. MAINTAIN SPACING AS INDICATED IN PLANT SCHEDULE.

LANDSCAPE ARCHITECT CERTIFICATION
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LANDSCAPING PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOUNT JOY TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

11/14/25 *Allison Hanna*
ALLISON M. HANNA, RLA
LICENSE NO. LA-003273

KEYMAP



Include access drive in calcs for interior landscaping (See 135-299.D(2)(a) (typ.))

Max. of 15 consecutive parking spaces (typ.) (135-299.D(2)(a))

Clearly delineate/dimension the landscape strip so the calculations on this page can be verified and to confirm the minimum 15 width has been provided (typ.)

Include all access drives in this calculation

Inconsistent w/ number of trees shown in gray hatched areas (15)

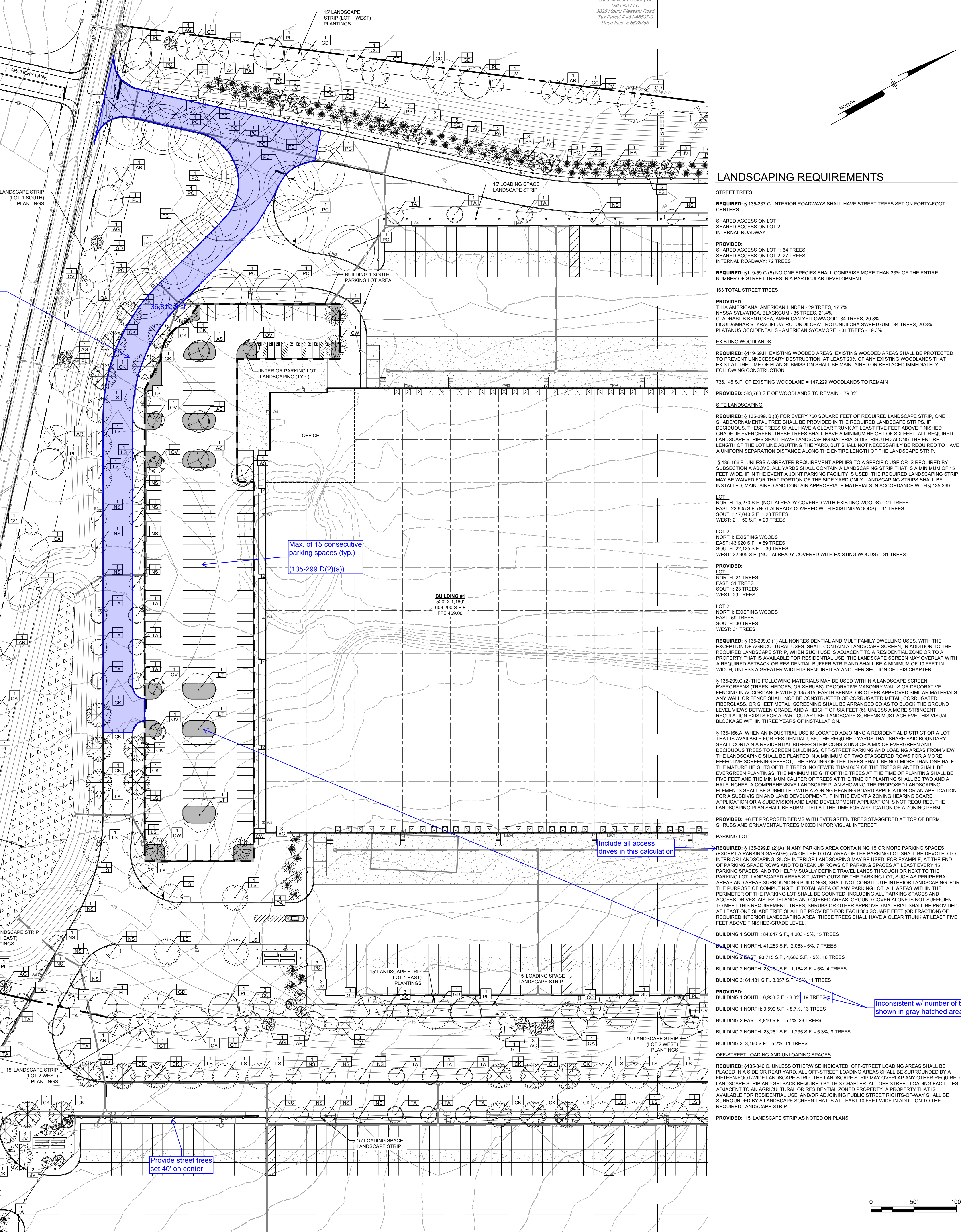
Provide street trees set 40' on center

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ALLISON M. HANNA, RLA
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SEE SHEET 4

PLUTER 4/20/24 12:38 PM 87.74mm 227.5kg



LANDSCAPING REQUIREMENTS

STREET TREES
REQUIRED: § 135-237.G. INTERIOR ROADWAYS SHALL HAVE STREET TREES SET ON FORTY-FOOT CENTERS.
SHARED ACCESS ON LOT 1
INTERNAL ROADWAY
REQUIRED: 5 TREES
PROVIDED: SHARED ACCESS ON LOT 1: 64 TREES
INTERNAL ROADWAY: 72 TREES

EXISTING WOODLANDS
REQUIRED: § 119-59.G.(5) NO ONE SPECIES SHALL COMPRISE MORE THAN 33% OF THE ENTIRE NUMBER OF STREET TREES IN A PARTICULAR DEVELOPMENT.
163 TOTAL STREET TREES
PROVIDED: TILIA AMERICANA - AMERICAN LINDEN - 29 TREES, 17.7%
NYSSA SYLVATICA - BLACKGUM - 35 TREES, 21.4%
CLADRASIS KENTUCKIA - AMERICAN YELLOWWOOD - 34 TREES, 20.8%
LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA - ROTUNDILOBA SWEETGUM - 34 TREES, 20.8%
PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE - 31 TREES, 19.3%

SITE LANDSCAPING
REQUIRED: § 135-299.B.(3) FOR EVERY 750 SQUARE FEET OF REQUIRED LANDSCAPE STRIP, ONE SHADE/ORNAMENTAL TREE SHALL BE PROVIDED IN THE REQUIRED LANDSCAPE STRIP. IF DECIDUOUS, THESE TREES SHALL HAVE A CLEAR TRUNK AT LEAST FIVE FEET ABOVE FINISHED GRADE; IF EVERGREEN, THESE TREES SHALL HAVE A MINIMUM HEIGHT OF SIX FEET. ALL REQUIRED LANDSCAPE STRIPS SHALL HAVE LANDSCAPING MATERIALS DISTRIBUTED ALONG THE ENTIRE LENGTH OF THE LINE ABUTTING THE YARD, BUT SHALL NOT NECESSARILY BE REQUIRED TO HAVE A UNIFORM SEPARATION DISTANCE ALONG THE ENTIRE LENGTH OF THE LANDSCAPE STRIP.
§ 135-106.B. UNLESS A GREATER REQUIREMENT APPLIES TO A SPECIFIC USE OR IS REQUIRED BY SUBSECTION A ABOVE, ALL YARDS SHALL CONTAIN A LANDSCAPING STRIP THAT IS A MINIMUM OF 15 FEET WIDE. IF IN THE EVENT A JOINT PARKING FACILITY IS USED, THE REQUIRED LANDSCAPING STRIP MAY BE WAIVED FOR THAT PORTION OF THE SIDE YARD ONLY. LANDSCAPING STRIPS SHALL BE INSTALLED, MAINTAINED AND CONTAIN APPROPRIATE MATERIALS IN ACCORDANCE WITH § 135-299.

LOT 1
NORTH: 16,270 S.F. (NOT ALREADY COVERED WITH EXISTING WOODS) = 21 TREES
EAST: 22,905 S.F. (NOT ALREADY COVERED WITH EXISTING WOODS) = 31 TREES
SOUTH: 17,040 S.F. = 23 TREES
WEST: 21,150 S.F. = 29 TREES

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LOT 86
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 87
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 88
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 89
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 90
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 91
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 92
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 93
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 94
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 95
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 96
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 97
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 98
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 99
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 100
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 101
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 102
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 103
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 104
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 105
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 106
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

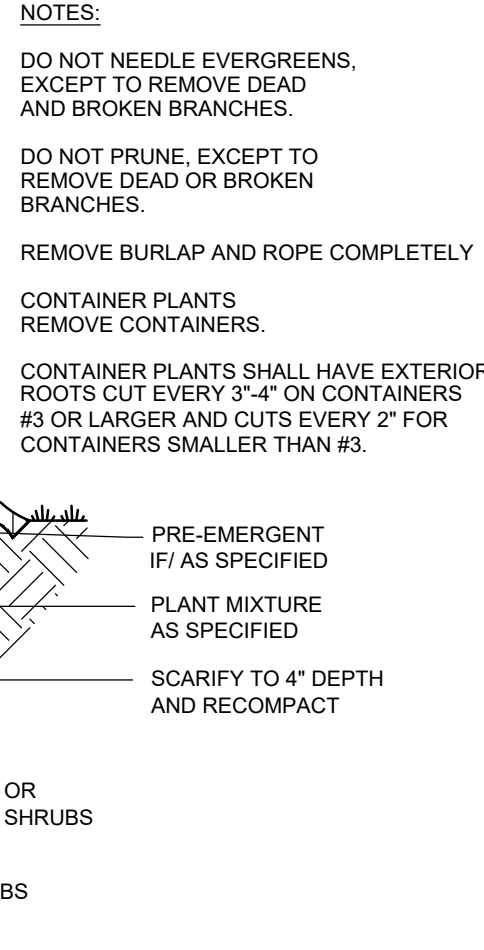
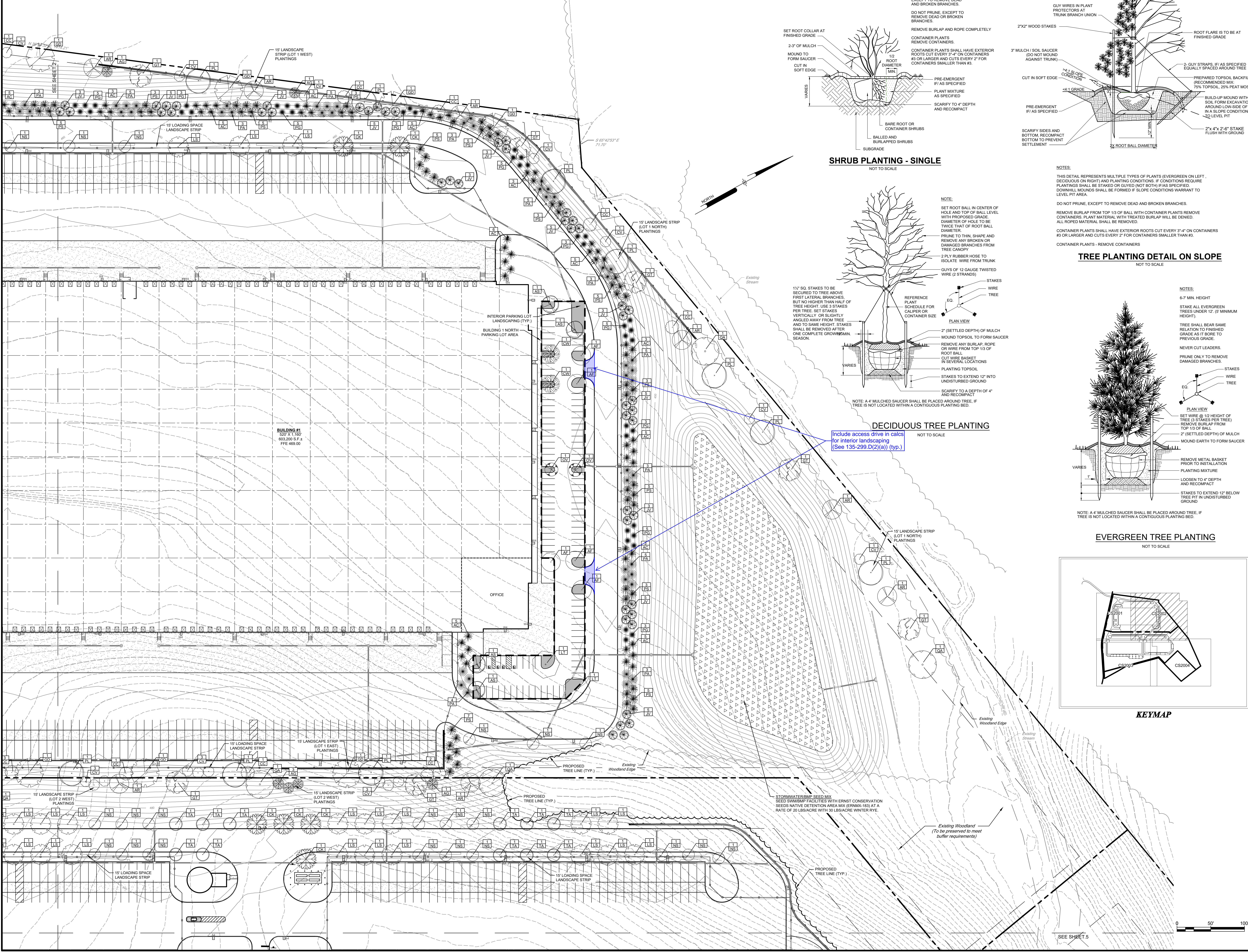
LOT 107
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 108
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

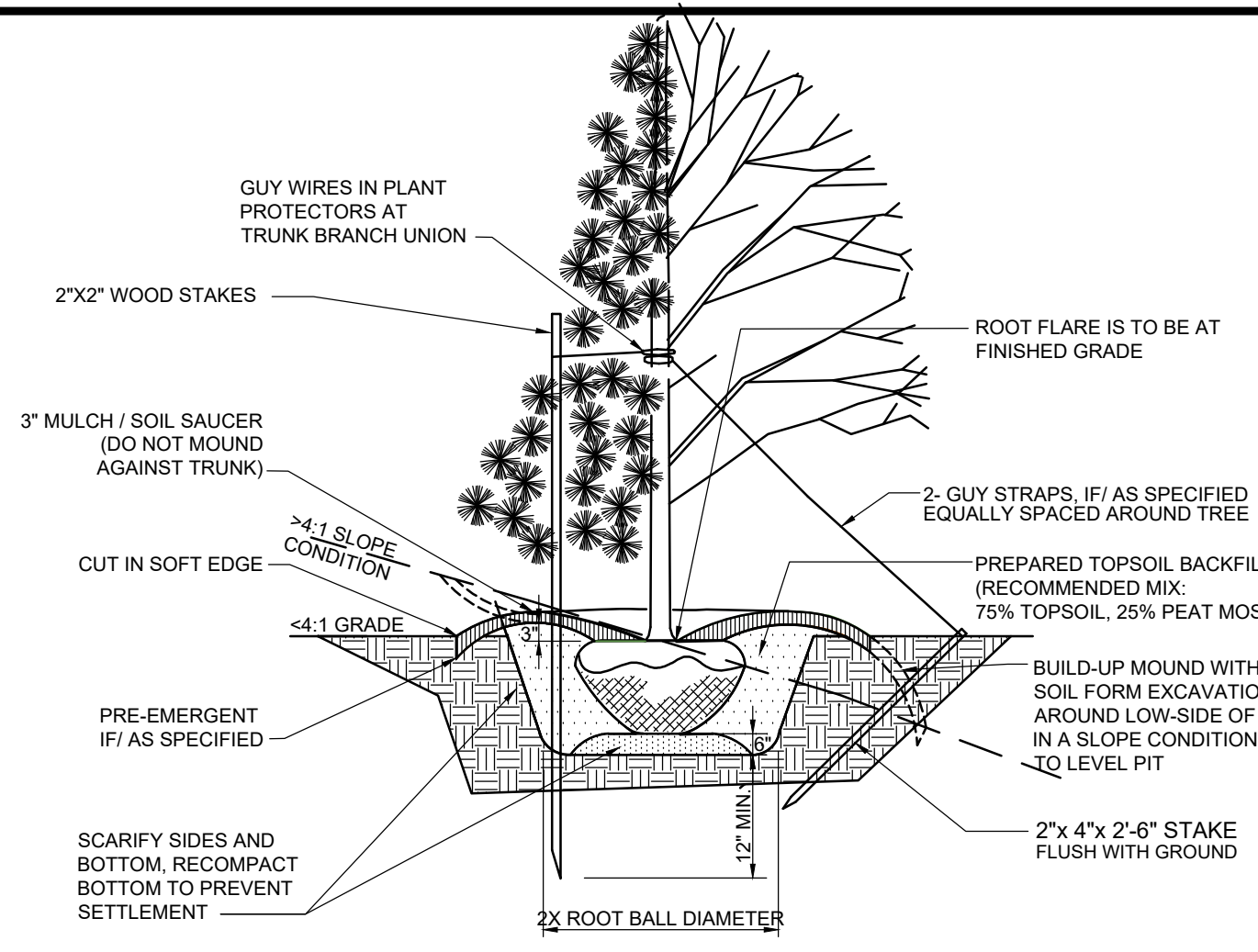
LOT 109
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 110
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

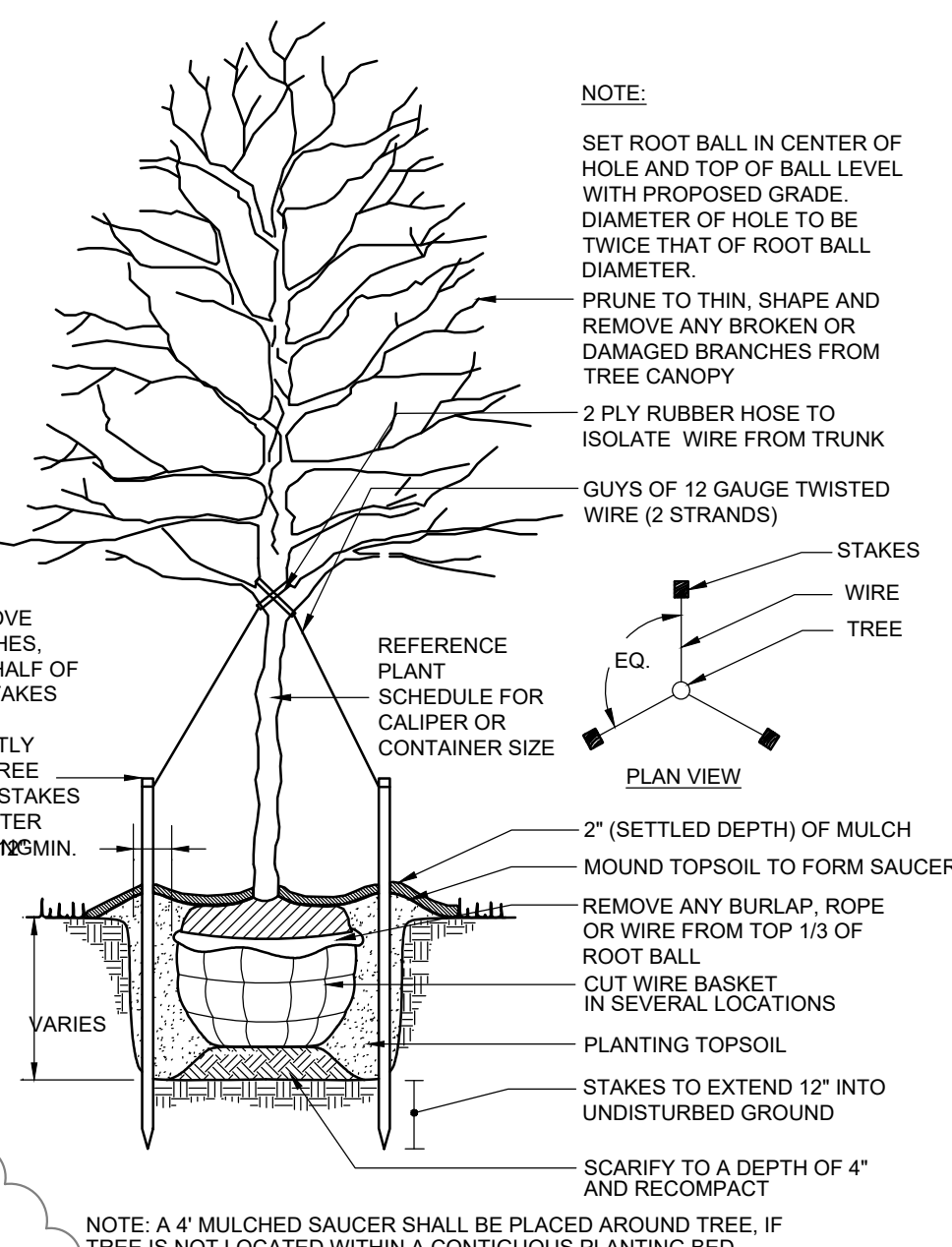
Land Now or Formerly of
Old Line LLC
3025 Mount Pleasant Road
Tax Parcel # 401-40807-0
Deed Instr # 6020752



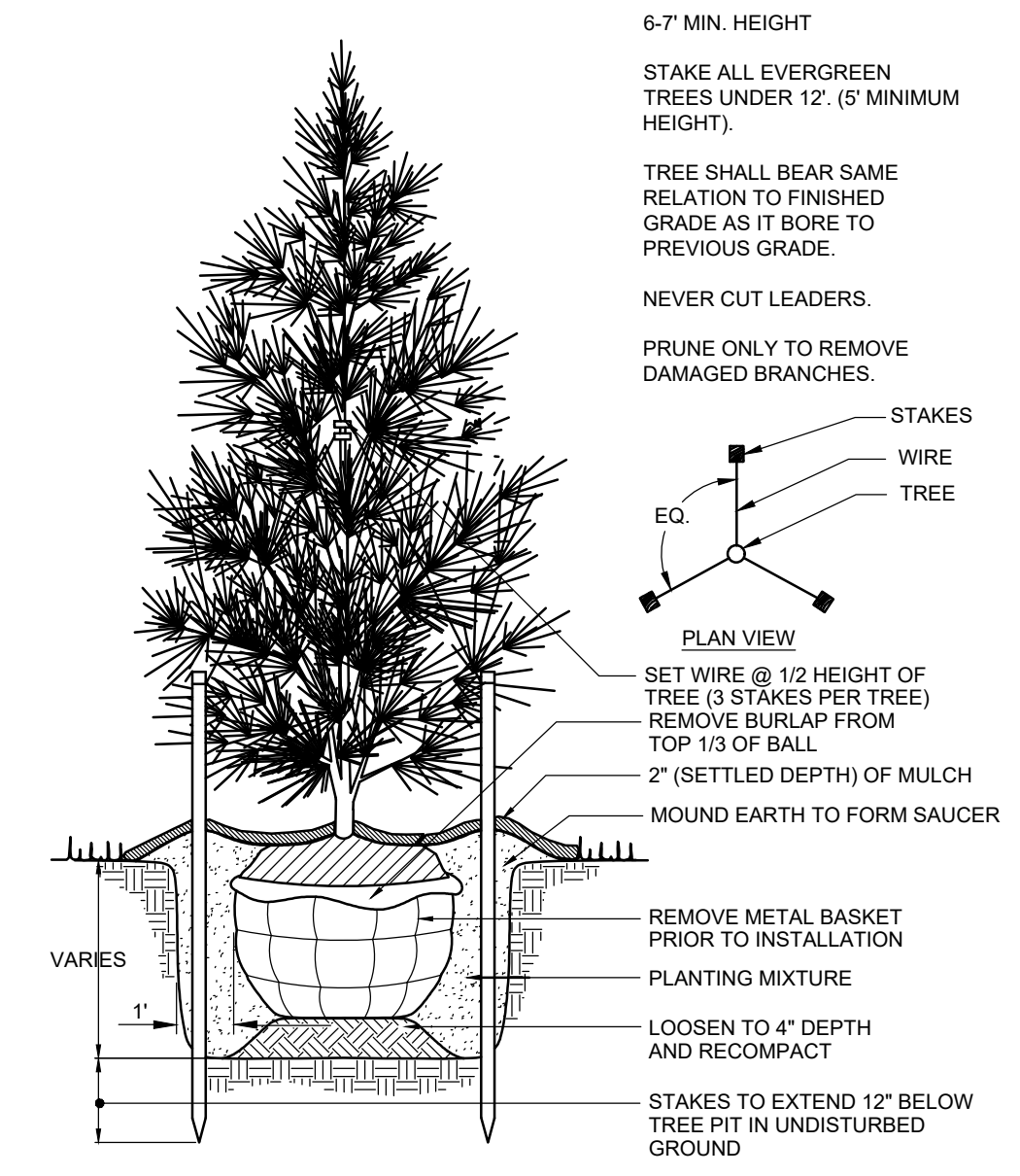
SHRUB PLANTING - SINGLE
NOT TO SCALE



TREE PLANTING DETAIL ON SLOPE
NOT TO SCALE

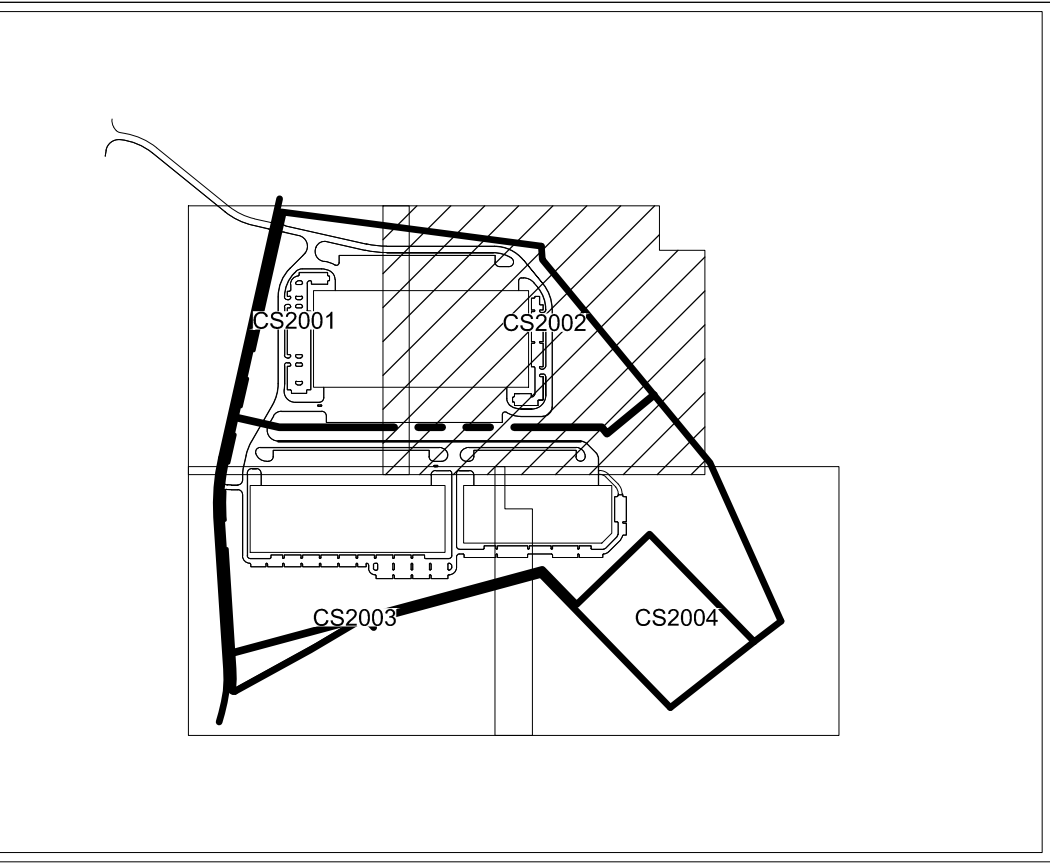


DECIDUOUS TREE PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE

Include access drive in calcs for interior landscaping (See 135-299.D(2)(a)) (typ.)



KEYMAP

Pennoni
PENNONI ASSOCIATES INC.
5072 Hitter Road, Suite 102
Mechanicsburg, PA 17055
T: 717.973.6461 F: 717.973.6460

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR DISCREPANCIES BEFORE PROCEEDING WITH WORK

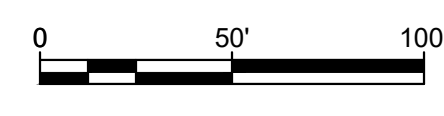
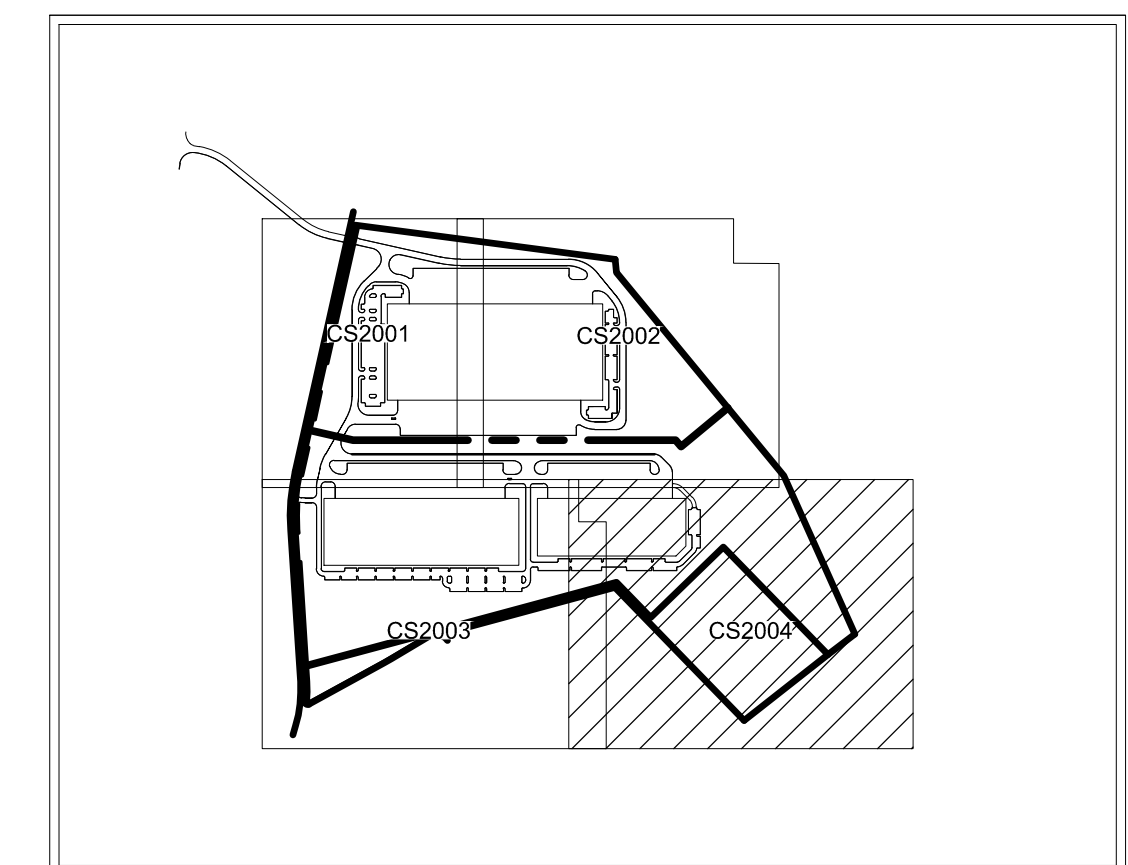
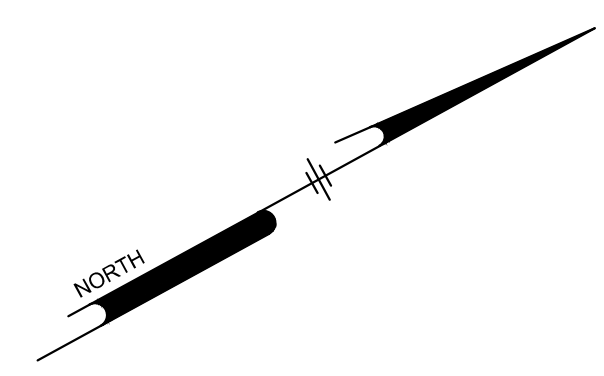
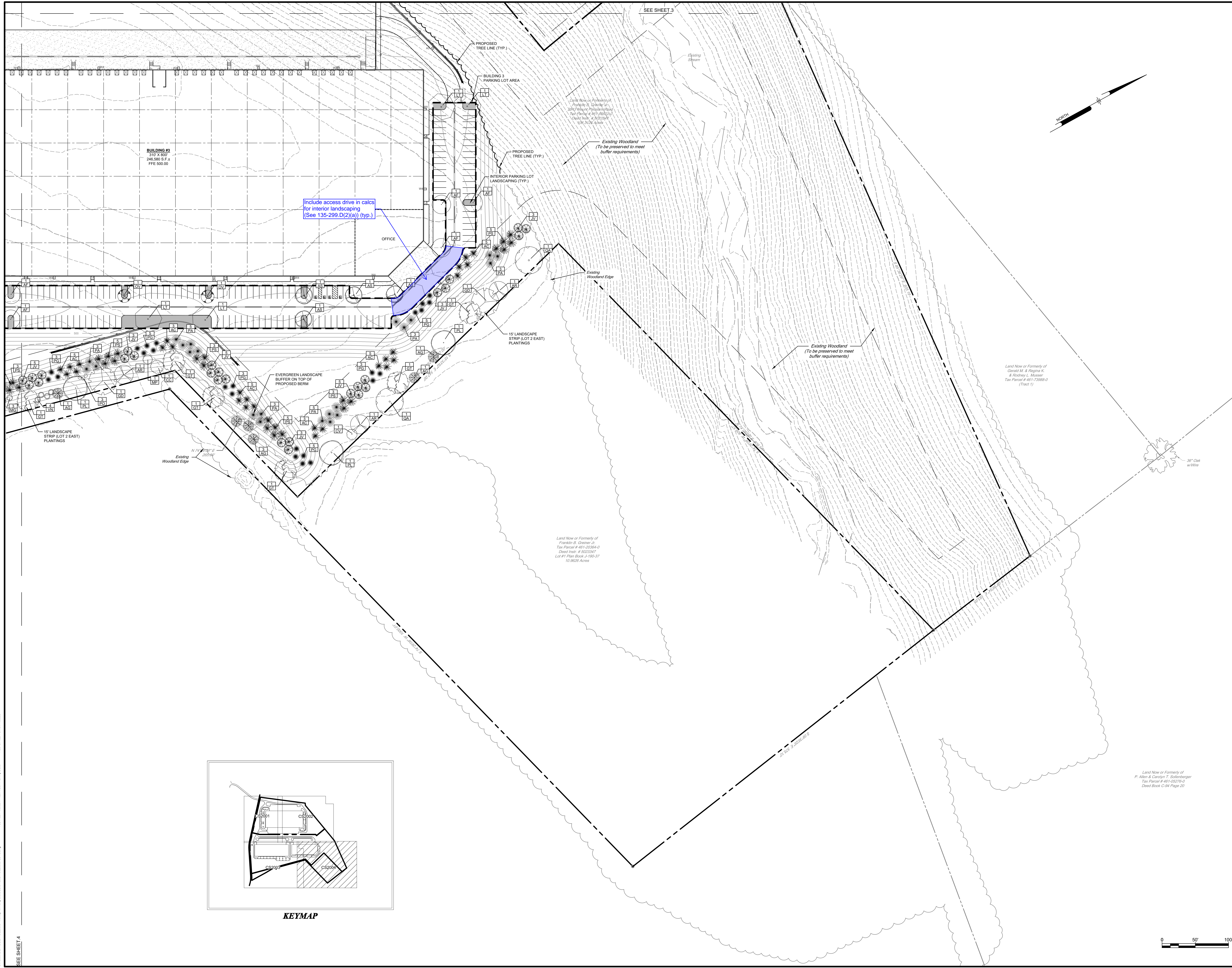
DO NOT PRUNE, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
REMOVE BURLAP FROM TOP 1/3 OF BALL WITH CONTAINER PLANTS REMOVE CONTAINERS. PLANT MATERIAL WITH TREATED BURLAP WILL BE DENIED.
ALL ROPED MATERIAL SHALL BE REMOVED.
CONTAINER PLANTS SHALL HAVE EXTERIOR ROOTS CUT EVERY 3"-4" ON CONTAINERS #3 OR LARGER AND CUTS EVERY 2" FOR CONTAINERS SMALLER THAN #3.
CONTAINER PLANTS - REMOVE CONTAINERS

GREINER DEVELOPMENT PROJECT
2843 MOUNT PLEASANT ROAD
MOUNT JOY, PENNSYLVANIA
LANDSCAPING PLAN
FRANKLIN B. GREINER, JR.
2843 MOUNT PLEASANT ROAD
MOUNT JOY, PENNSYLVANIA 17052

NO.	DATE	BY	REVISIONS

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PROJECT: ETHDE25003
DATE: 2025-11-14
DRAWING SCALE: 1" = 50'
DRAWN BY: TLR
APPROVED BY: JDH
CS2002
SHEET 2 OF 4



Pennoni
 PENNONI ASSOCIATES INC.
 5072 Ritter Road, Suite 102
 Mechanicsburg, PA 17055
 T 717.373.6461 F 717.373.6460

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
 DISCREPANCIES BEFORE PROCEEDING WITH WORK

GREINER DEVELOPMENT PROJECT
 2843 MOUNT PLEASANT ROAD
 MOUNT JOY, PENNSYLVANIA
LANDSCAPING PLAN
 FRANKLIN B. GREINER, JR.
 2843 MOUNT PLEASANT ROAD
 MOUNT JOY, PENNSYLVANIA 17852

NO.	DATE	REVISIONS	BY

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PROJECT: ETHDE25003
 DATE: 2025-11-14
 DRAWING SCALE: 1" = 50'
 DRAWN BY: TLR
 APPROVED BY: JDH

CS2004
 SHEET 4 OF 4

SEE SHEET 4