

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 DEPICTED 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 SLOPEMOUND 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 FINISHED WITH MATERIALS TO MATCH EXISTING ADJACENT SURFACES.
13. ALL DISTURBED AREAS NOT LANDSCAPED, PAVED OR BUILT UP SHALL RECEIVE 4" OF TOPSOIL, BE SEDED, 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 BLANKETS/SMATS 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 THE PLAN FOR ZONING COMPLIANCE, SUCH AS PARKING ISLANDS, PLANTERS, OPEN SPACE AND MEADOW AREAS, FOUNDATION PLANTINGS, STORMWATER BASINS AND THE LIKE, WILL BE DESCRIBED AS PART OF THE LAND DEVELOPMENT PLAN PROCESS. ALL INTERIOR PARKING ISLANDS WILL BE PROVIDED WITH ADDITIONAL LANDSCAPING SUCH AS MULCH, ROCKS, GROUNDCOVER, SHRUBS AND GRASSES.

PLANT SCHEDULE

TREES & SHRUBS						
SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & ROOT	NATIVE
☼	AC	168	ABIES CONCOLOR	WHITE FIR	6'-7" HT. BAB	15' O.C.
☼	AF	18	ACER RUBRUM FRANKSRED [®] RED SUNSET	FRANKSRED RED SUNSET MAPLE	2 1/2" CAL. BAB	AS SHOWN
☼	AG	27	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	NO. 10 CONT. 6'-8" HT.	AS SHOWN
☼	AR	32	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2 1/2" CAL. BAB	AS SHOWN
☼	AS	23	ACER SACCHARUM GREEN MOUNTAIN	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" CAL. BAB	AS SHOWN
☼	BN	8	BETULA NIGRA	RIVER BIRCH	6'-8" HT. MULTI-STEM	AS SHOWN
☼	CC	24	CERIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	NO. 10 CONT. 6'-8" HT.	AS SHOWN
☼	CH	14	CERIS CANADENSIS HEARTS OF GOLD	HEARTS OF GOLD REDBUD	NO. 10 CONT. 6'-8" HT.	AS SHOWN
☼	CK	36	CLADRASIS KENTUCKA	YELLOWWOOD	2 1/2" CAL. BAB	AS SHOWN
☼	CV	32	CHIONANTHUS VIRGINICA	AMERICAN FRINGETREE	NO. 10 CONT. 6'-8" HT.	AS SHOWN
☼	CW	12	CRATAEGUS VIRIDIS WINTER KING	WINTER KING HAWTHORN	NO. 15 CONT. 8'-10" HT.	AS SHOWN
☼	GD	26	GYNOCADUS DIOICUS	KENTUCKY COFFEETREE	2 1/2" CAL. BAB	AS SHOWN
☼	GT	32	GLEDTISIA TRACANTHOS F. NEREA	THORNLESS HONEYLOCUST	2 1/2" CAL. BAB	AS SHOWN
☼	HV	20	HAMMELIS VERNALIS	WITCH HAZEL	NO. 5 CONT. 3'-4" HT.	12' O.C.
☼	JV	168	JUNIPERUS VIRGINIANA	RED CEDAR	6'-7" HT.	15' O.C.
☼	LB	29	LINDERA BENZOIN	SPICEBUSH	NO. 3 CONT. 24"-30" HT.	7.5' O.C.
☼	LS	40	LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA	ROTUNDILOBA SWEETGUM	2 1/2" CAL. BAB	AS SHOWN
☼	LT	15	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL. BAB	AS SHOWN
☼	MG	23	MAGNOLIA GRANDIFLORA LITTLE GEM	LITTLE GEM DWARF SOUTHERN MAGNOLIA	NO. 15 CONT. 8'-10" HT.	AS SHOWN
☼	MP	15	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	NO. 15 CONT. 8'-10" HT.	AS SHOWN
☼	MV	11	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	5'-6" HT. MULTI-STEM	AS SHOWN
☼	NS	41	NYSSA SYLVATICA	BLACKGUM	2 1/2" CAL. BAB	AS SHOWN
☼	OV	16	OSTRYA VIRGINIANA	EASTERN HOP HORNEAM	2 1/2" CAL. BAB	AS SHOWN
☼	PA	168	PICEA ABIES	NORWAY SPRUCE	6'-7" HT. BAB	15' O.C.
☼	PC	32	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2" CAL. BAB	AS SHOWN
☼	PG	147	PICEA GLAUCA	WHITE SPRUCE	6'-7" HT.	15' O.C.
☼	PL	32	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2 1/2" CAL. BAB	AS SHOWN
☼	PO	37	PHYSCARPUS OPULIFOLIUS	NINEBARK	NO. 3 CONT. 24"-30" HT.	6' O.C.
☼	PS	167	PINUS STROBUS	EASTERN WHITE PINE	6'-7" HT. BAB	15' O.C.
☼	QA	19	QUERCUS ALBA	WHITE OAK	2 1/2" CAL. BAB	AS SHOWN
☼	TA	32	TILIA AMERICANA	AMERICAN LINDEN	2 1/2" CAL. BAB	AS SHOWN
☼	VN	37	VIBURNUM NUDUM	POSSUMHAW VIBURNUM	NO. 3 CONT. 24"-30" HT.	9.5' O.C.

- NOTES:
1. SOME TREES REQUIRE SPRING PLANTING DUE TO FALL DIG HAZARD. CONTRACTOR SHALL PLAN ACCORDINGLY. SUBSTITUTIONS OF SAID TREES TO ALLOW FALL PLANTING 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
DATE
Allison Hanna
ALLISON M. HANNA, RLA
LICENSE NO. LA-003273

KEYMAP

30' PROPOSED R.O.W. (P.B. 1-234 PG. 14)

STORMWATER/BERM SEED MIX
SEED SWAMP FACILITIES WITH ERNST CONSERVATION
SEEDS NATIVE DETENTION AREA MIX (ERMIX-153) AT A
RATE OF 20 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.

EVERGREEN LANDSCAPE BUFFER ON TOP OF PROPOSED BERM WITH PLANTING WILL NOT BE PERMITTED.

15' LANDSCAPE STRIP (LOT 2 WEST) PLANTINGS

15' LANDSCAPE STRIP (LOT 1 EAST) PLANTINGS

15' LANDSCAPE STRIP (LOT 1 SOUTH) PLANTINGS

15' LANDSCAPE STRIP (LOT 1 WEST) PLANTINGS

15' LANDSCAPE STRIP (LOT 1 EAST) PLANTINGS

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15' LANDSCAPE STRIP (LOT 1 EAST) PLANTINGS

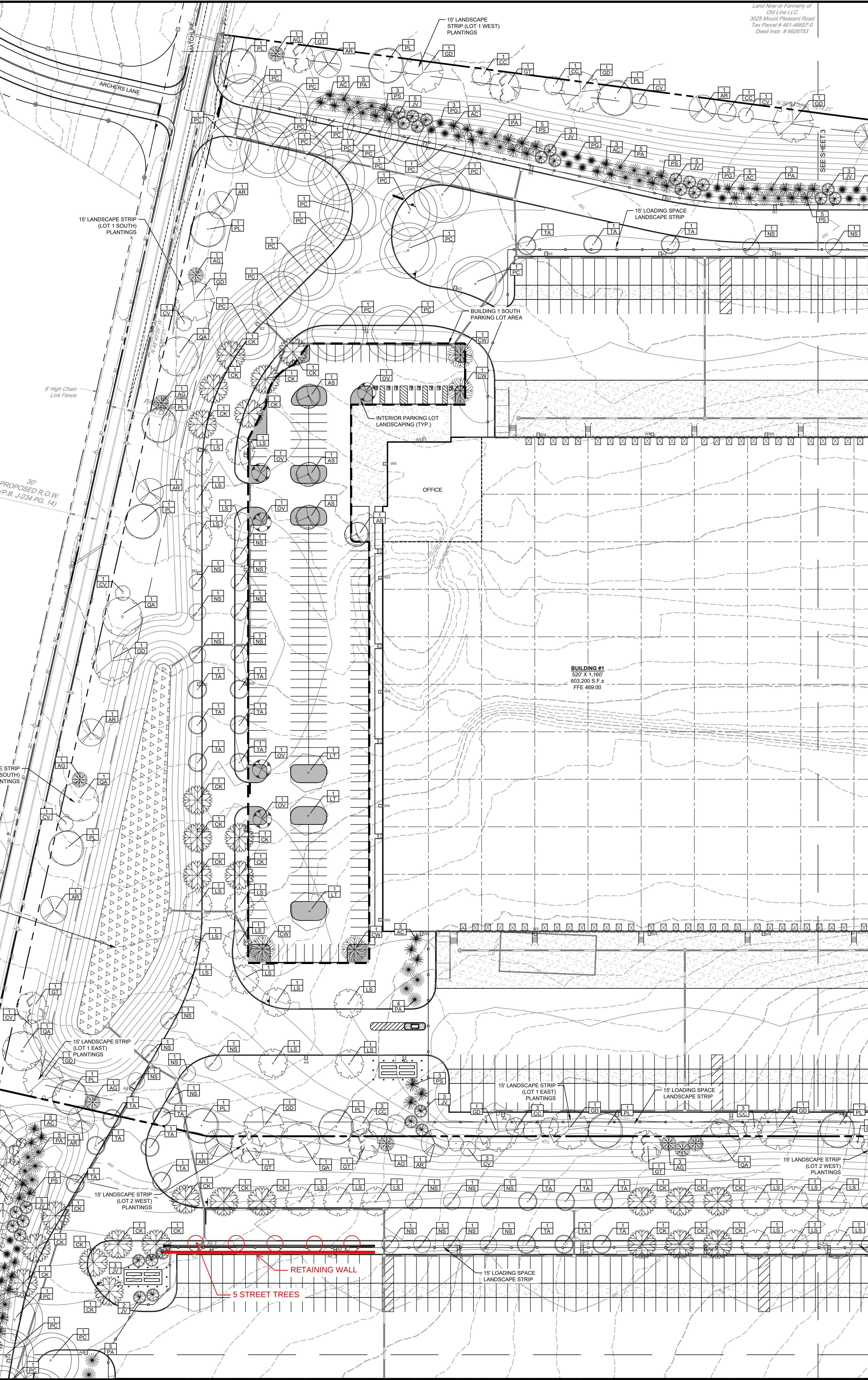
15' LANDSCAPE STRIP (LOT 1 SOUTH) PLANTINGS

15' LANDSCAPE STRIP (LOT 1 WEST) PLANTINGS

15' LANDSCAPE STRIP (LOT 1 EAST) PLANTINGS

15' LANDSCAPE STRIP (LOT 1 SOUTH) PLANTINGS

15' LANDSCAPE STRIP (LOT 1 WEST) PLANTINGS



LANDSCAPING REQUIREMENTS

STREET TREES

REQUIRED: § 135-237 G. INTERIOR ROADWAYS SHALL HAVE STREET TREES SET ON FORTY-FOOT CENTERS.

SHARED ACCESS ON LOT 1
SHARED ACCESS ON LOT 2
INTERNAL ROADWAY

PROVIDED:
SHARED ACCESS ON LOT 1: 64 TREES
SHARED ACCESS ON LOT 2: 27 TREES
INTERNAL ROADWAY: 72 TREES

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 KENTUCKA, AMERICAN YELLOWWOOD - 34 TREES, 20.8%
LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA, ROTUNDILOBA SWEETGUM - 34 TREES, 20.8%
PLATANUS OCCIDENTALIS - AMERICAN SYCAMORE - 31 TREES - 19.3%

EXISTING WOODLANDS

REQUIRED: § 119-59 H. EXISTING WOODED AREAS, EXISTING WOODED AREAS SHALL BE PROTECTED TO PREVENT UNNECESSARY DESTRUCTION AT LEAST 20% OF ANY EXISTING WOODLANDS THAT EXIST AT THE TIME OF PLAN SUBMISSION SHALL BE MAINTAINED OR REPLACED IMMEDIATELY FOLLOWING CONSTRUCTION.

736,145 S.F. OF EXISTING WOODLAND = 147,229 WOODLANDS TO REMAIN

PROVIDED: 583,783 S.F. OF WOODLANDS TO REMAIN = 79.3%

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 STRIPS. 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 TREES SHALL HAVE LANDSCAPING MATERIALS DISTRIBUTED ALONG THE ENTIRE LENGTH OF THE LOT LINE ABUTTING THE YARD, BUT SHALL NOT NECESSARILY BE REQUIRED TO HAVE A UNIFORM SEPARATION DISTANCE ALONG THE ENTIRE LENGTH OF THE LANDSCAPE STRIP.

§ 135-166 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: 15,270 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

LOT 2
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

PROVIDED:
LOT 1:
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

LOT 2:
NORTH: 21 TREES
EAST: 31 TREES
SOUTH: 23 TREES
WEST: 29 TREES

REQUIRED: § 135-299 C. (1) ALL NONRESIDENTIAL AND MULTIFAMILY DWELLING USES, WITH THE EXCEPTION OF AGRICULTURAL USES, SHALL CONTAIN A LANDSCAPE SCREEN. IN ADDITION TO THE REQUIRED LANDSCAPE STRIP, WHEN SUCH USE IS ADJACENT TO A RESIDENTIAL ZONE OR TO A PROPERTY THAT IS AVAILABLE FOR RESIDENTIAL USE, THE LANDSCAPE SCREEN MAY OVERLAP WITH A REQUIRED SETBACK OR RESIDENTIAL BUFFER STRIP AND SHALL BE A MINIMUM OF 10 FEET IN WIDTH, UNLESS A GREATER WIDTH IS REQUIRED BY ANOTHER SECTION OF THIS CHAPTER.

§ 135-299 C. (2) THE FOLLOWING MATERIALS MAY BE USED WITHIN A LANDSCAPE SCREEN: EVERGREENS (TREES, HEDGES, OR SHRUBS), DECORATIVE MASONRY WALLS OR DECORATIVE FENCING IN ACCORDANCE WITH § 135-315, EARTH BERMS, OR OTHER APPROVED SIMILAR MATERIALS. ANY WALL OR FENCE SHALL NOT BE CONSTRUCTED OF CORRUGATED METAL, CORRUGATED FIBERGLASS, OR SHEET METAL. SCREENING SHALL BE ARRANGED SO AS TO BLOCK THE GROUND LEVEL VIEWS BETWEEN GRADE, AND A HEIGHT OF SIX FEET (6), UNLESS A MORE STRINGENT REGULATION EXISTS FOR A PARTICULAR USE. LANDSCAPE SCREENS MUST ACHIEVE THIS VISUAL BLOCKAGE WITHIN THREE YEARS OF INSTALLATION.

§ 135-186 A. WHEN AN INDUSTRIAL USE IS LOCATED ADJOINING A RESIDENTIAL DISTRICT OR A LOT THAT IS AVAILABLE FOR RESIDENTIAL USE, THE REQUIRED YARDS THAT SHARE SAID BOUNDARY SHALL CONTAIN A RESIDENTIAL BUFFER STRIP CONSISTING OF A MIX OF EVERGREEN AND DECIDUOUS TREES TO SCREEN BUILDINGS, OFF-STREET PARKING AND LOADING AREAS FROM VIEW. THE LANDSCAPING SHALL BE PLANTED IN A MINIMUM OF TWO STAGGERED ROWS FOR A MORE EFFECTIVE SCREENING EFFECT. THE SPACING OF THE TREES SHALL BE NOT MORE THAN ONE HALF THE MATURE HEIGHTS OF THE TREES. NO FEWER THAN 60% OF THE TREES PLANTED SHALL BE EVERGREEN PLANTINGS. THE MINIMUM HEIGHT OF THE TREES AT THE TIME OF PLANTING SHALL BE FIVE FEET AND THE MINIMUM CALIPER OF TREES AT THE TIME OF PLANTING SHALL BE TWO AND A HALF INCHES. A COMPREHENSIVE LANDSCAPE PLAN SHOWING THE PROPOSED LANDSCAPING ELEMENTS SHALL BE SUBMITTED WITH A ZONING HEARING BOARD APPLICATION OR AN APPLICATION FOR A SUBDIVISION AND LAND DEVELOPMENT. IF IN THE EVENT A ZONING HEARING BOARD APPLICATION OR A SUBDIVISION AND LAND DEVELOPMENT APPLICATION IS NOT REQUIRED, THE LANDSCAPING PLAN SHALL BE SUBMITTED AT THE TIME FOR APPLICATION OF A ZONING PERMIT.

PROVIDED: - 6 FT PROPOSED BERMS WITH EVERGREEN TREES STAGGERED AT TOP OF BERM. SHRUBS AND ORNAMENTAL TREES MIXED IN FOR VISUAL INTEREST.

PARKING LOT

REQUIRED: § 135-299 D. (2)(A) IN ANY PARKING AREA CONTAINING 15 OR MORE PARKING SPACES (EXCEPT A PARKING GARAGE), 5% OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEVOTED TO INTERIOR LANDSCAPING. SUCH INTERIOR LANDSCAPING MAY BE USED, FOR EXAMPLE, AT THE END OF PARKING SPACE ROWS AND TO BREAK UP ROWS OF PARKING SPACES AT LEAST EVERY 15 PARKING SPACES, AND TO HELP VISUALLY DEFINE TRAVEL LINES THROUGH OR NEXT TO THE PARKING LOT. LANDSCAPED AREAS SITUATED OUTSIDE THE PARKING LOT, SUCH AS PERIPHERAL AREAS AND AREAS SURROUNDING BUILDINGS, SHALL NOT CONSTITUTE INTERIOR LANDSCAPING. FOR THE PURPOSE OF COMPUTING THE TOTAL AREA OF ANY PARKING LOT, ALL AREAS WITHIN THE PERIMETER OF THE PARKING LOT SHALL BE COUNTED, INCLUDING ALL PARKING SPACES AND ACCESS DRIVES, AISLES, ISLANDS AND CURBED AREAS. GROUND COVER ALONE IS NOT SUFFICIENT TO MEET THIS REQUIREMENT. TREES, SHRUBS OR OTHER APPROVED MATERIAL SHALL BE PROVIDED AT LEAST ONE SHADE TREE SHALL BE PROVIDED FOR EACH 300 SQUARE FEET (OR FRACTION) OF REQUIRED INTERIOR LANDSCAPING AREA. THESE TREES SHALL HAVE A CLEAR TRUNK AT LEAST FIVE FEET ABOVE FINISHED GRADE LEVEL.

BUILDING 1 SOUTH: 84,047 S.F., 4,203 - 5%, 15 TREES

BUILDING 1 NORTH: 41,253 S.F., 2,063 - 5%, 7 TREES

BUILDING 2 EAST: 93,715 S.F., 4,686 S.F. - 5%, 16 TREES

BUILDING 2 NORTH: 23,281 S.F., 1,164 S.F. - 5%, 4 TREES

BUILDING 3: 61,131 S.F., 3,057 S.F. - 5%, 11 TREES

PROVIDED:
BUILDING 1 SOUTH: 6,953 S.F. - 8.3%, 16 TREES

BUILDING 1 NORTH: 3,599 S.F. - 8.7%, 13 TREES

BUILDING 2 EAST: 4,810 S.F. - 5.1%, 23 TREES

BUILDING 2 NORTH: 23,281 S.F., 1,235 S.F. - 5.3%, 9 TREES

BUILDING 3: 3,190 S.F. - 5.2%, 11 TREES

OFF-STREET LOADING AND UNLOADING SPACES

REQUIRED: § 135-346 C. UNLESS OTHERWISE INDICATED, OFF-STREET LOADING AREAS SHALL BE PLACED IN A REAR YARD. ALL OFF-STREET LOADING AREAS SHALL BE SURROUNDED BY A FIFTEEN-FOOT-WIDE LANDSCAPE STRIP. THE LANDSCAPE STRIP MAY OVERLAP ANY OTHER REQUIRED LANDSCAPE STRIP. THE SETBACKS REQUIRED BY THIS CHAPTER FOR OFF-STREET LOADING FACILITIES ADJACENT TO AN AGRICULTURAL OR RESIDENTIAL ZONED PROPERTY THAT IS AVAILABLE FOR RESIDENTIAL USE, AND/OR ADJOINING PUBLIC STREET RIGHTS-OF-WAY SHALL BE SURROUNDED BY A LANDSCAPE SCREEN THAT IS AT LEAST 10 FEET WIDE IN ADDITION TO THE REQUIRED LANDSCAPE STRIP.

PROVIDED: - 15' LANDSCAPE STRIP AS NOTED ON PLANS

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 17052

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/14/25
2	REVISIONS	
3		
4		
5		
6		
7		
8		
9		
10		