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Borough of Rockledge

APPENDIX "B"
LANDSCAPE PLANTING REQUIREMENTS

§100. Statement of Intent.

In addition to the purposes stated in Part 1 of this Chapter, it is the intent of these landscaping planting requirements to:

- A. Promote current landscape architectural professional planting design standards and practices which take into account the horticultural requirements of individual plant species, aesthetic characteristics and safety considerations of planting plans.
- B. Specifically, it is the intent of these landscape planting requirements to conserve existing health plant communities and to require new landscape plantings in infill areas and redevelopment areas in order to:
 - (1) Reduce soil erosion by minimizing stripping of existing woodlands or tree masses thereby protecting water quality.
 - (2) Reduce stormwater runoff velocity and quantity 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) Provide habitat for small animals such as birds.
 - (5) Provide wind breaks, shade and other micro-climate benefits of trees and landscape plantings.
 - (6) Conserve, culturally or environmentally important landscapes such as wooded hillsides, scenic views or aesthetic natural areas.
 - (7) Preserve and enhance property values in the Borough through the implementation of good landscape architectural standards.
 - (8) Provide planted buffers between certain land developments which act to visually integrate a development into existing landscape.
 - (9) Provide planted and architectural visual screens around visually obtrusive site elements within development.

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- (10) Enhance the aesthetic appearance of the community and provide privacy and beauty.
- (11) Provide appropriate traffic directional systems through moderating solar radiation (shade).

§100.1. Preservation of Existing Vegetation.

1. Preservation of Existing Vegetation. Each mature tree, tree mass or woodland on the site shall be designated "To Remain" or "To Be Removed," depending on the following criteria:
 - A. All subdivisions and land developments shall be laid out in such a manner as to minimize the removal of the healthy trees and shrubs on the site. Special consideration shall be given to major specimen trees.
 - B. A mature tree, tree mass or woodland shall be considered "To Remain" only if it meets all of the following criteria:
 - (1) The outermost branches of the tree(s) are at least 5 feet from any proposed buildings, structures, paving, parking or utilities (overhead or underground).
 - (2) The outermost branches of the tree(s) are at least 5 feet from any proposed changes in grade or drainage such as excavations, mounding or impoundments.
 - (3) The tree(s) are clear of any proposed sight triangles and do not by their locations or apparent health post any undue threat to the health, safety and welfare of the community.
 - C. Mature trees and tree masses which do not fit the above criteria shall be designated "To Be Removed." These trees will be removed in the field during the construction process.
 - D. It shall be incumbent on the applicant to prove that vegetation removal is minimized by showing that no alternative layouts are possible and that no alternative clearing or grading plan would reduce the loss of mature trees and tree masses.
2. Protection of Existing Vegetation. Existing vegetation designated "To Remain," according to §100.1 above, as part of the landscaping of a subdivision or land development shall be identified in the field prior to any clearing and physically protected throughout the construction process. A temporary physical barrier such as a snow fence shall be erected a minimum of 1 foot outside the dripline 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 in-

side the barrier and shall remain until construction is complete. The barrier shall be shown on the landscaping plan.

3. Transplanting Existing Plant Material. Specimen trees or individual trees from woodlands or tree masses designated "To Be Removed" may be transplanted with a tree spade from one area of the site to another. Transplanted trees must conform to §100.5 and 100.6 of this Appendix.

§100.2. Parking Lot Landscaping.

1. Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare, headlights and parking lot lights, to delineate driving lanes and define rows of parking. Furthermore, parking lots should be adequately shaded in order to reduce the amount of reflected heat.
2. All parking lots with ten or more stalls shall be landscaped according to the following regulations:
 - A. One planting island shall be provided for every ten parking stalls. There shall be no more than ten contiguous parking stalls in a row without a planting island.
 - B. The ends of all parking rows shall be divided from drives by planting islands.
 - C. Parking islands shall be a minimum of 9 feet by 18 feet in area, underlain by soil, not base course material, mounded at no more than a 4 to 1 slope, nor less than a 12 to 1 slope and shall be protected by curbing or bollards. Each planting island shall contain one shade tree plus shrubs and/or groundcover to cover the entire area.
 - D. Where installed to divide parking areas, all planting strips shall be a minimum of 8 feet wide and shall run the length of the parking row, underlain by soil, mounded at no more than 4 to 1 slope nor less than 12 to 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 30 to 40 feet, plus shrubs and groundcover to cover the entire area.
 - E. The placement of light standards shall be coordinated with the landscape design to avoid a conflict with the operation of light fixtures.
 - F. Plant materials shall comply with the requirements of §100.5 herein. The use of plantings selected from the List of Recommended Plant Material, §100.6 is encouraged.
3. All parking lots shall be screened from public roads and from adjacent properties as required in this Section.

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§100.3. Street Trees.

1. Street trees shall be required:
 - A. Along all existing streets when they abut or lie within the proposed subdivision or land development.
 - B. Along all proposed streets.
 - C. Along access driveways which serve five or more residential dwelling units.
 - D. Along access driveways which serve two or more nonresidential properties.
 - E. Along major walkways through parking lots and between nonresidential buildings, as recommended by the Borough Planning Commission.
2. The street tree requirement may be waived by the Borough Council where existing vegetation is considered sufficient or to maintain scenic views of open space, historic buildings or natural features.
3. Street trees shall be provided by the subdivider or developer between the legal right-of-way line and the building setback line and shall meet the following standards:
 - A. Trees shall be planted a minimum distance of 5 feet and a maximum distance of 15 feet from the legal right-of-way line. However, in certain cases, as follows, the Borough Council may permit trees to be planted within the legal right-of-way:
 - (1) In already build-up areas, such as along Butler Pike.
 - (2) In cases where closely spaced rows of street trees may be desirable and future street widening is considered unlikely.
 - B. In nonresidential developments, trees shall be located within a planting bed within the front yard setback, at least 10 feet in width, planted in grass or groundcover. In areas where wider sidewalks are desirable, or space is limited, tree planting pits may be used.
 - C. 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 3 feet from curbs and sidewalks, 15 feet from overhead utilities and 6 feet from underground utilities.

- D. Trees shall be planted at a ratio of at least one tree per 40 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.
- E. Trees shall comply with requirements of §100.5 herein. The use of tree species selected from the List of Recommended Plant Materials in §100.6 is encouraged.

§100.4. Buffers and Screens.

- 1. All subdivisions and land developments shall be landscaped with the following two components:
 - A. Property line buffers which act to integrate new development with its surroundings and to separate incompatible land uses.
 - B. Site element screens which act to minimize or eliminate views to certain site elements located within 100 feet of property lines or road rights-of-way.
- 2. The following requirements are minimum standards and additional plant material, berms or architectural elements may be included in the plan at the applicant's discretion.
- 3. Property line buffer requirements where required by Zoning Ordinance [Chapter 27].
 - A. A buffer area as specified in the Zoning Ordinance [Chapter 27] shall be established along all property lines.
 - 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 and grass or groundcover.
 - D. Parking is not permitted in the buffer area.
 - E. Site element screens are permitted within the buffer area.
 - F. Stormwater basins are not permitted within the buffer area.
 - G. For every 100 linear feet of property line to be buffered, there shall be one canopy tree and two ornamental trees. However, one evergreen tree may be substituted for one of the required ornamental trees, at the applicant's discretion.
 - H. Design Criteria.

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- (1) The required plant material shall be distributed over the entire length and width of the buffer area.
 - (2) Buffer plant material may be arranged symmetrically (formal) or asymmetrically (informal) and may be grouped to form plant clusters. However, informal groupings which reflect the natural character of the region are encouraged.
 - (3) Plants shall be spaced to provide optimum growing conditions.
 - (4) All plant materials shall meet the requirements of §100.5 and be selected from the recommend list in §100.6 of this Appendix.
- I. Existing healthy trees, shrubs or woodlands may be substituted for part or all of the required plant material at the discretion of the Borough Council. The minimum quantities and/or visual effect of the existing vegetation shall be equal to or exceed that of the required buffer or site element screen.
 - J. 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 and site element screens at the discretion of the Borough Council. The minimum visual effect shall be equal to or exceed that of the required buffer or screen.
4. Site Element Screens.
- A. Site element screens shall be provided for all proposed land developments around the following site elements, when these are located partially or fully within 100 feet of property lines adjacent to office, commercial, institutional or residential uses or road right-of-way. Site element screens are not required for site elements within 100 feet of property lines adjacent to industrial uses, such distance; however, shall not exceed the dimensions of the property.
 - (1) Parking lots of three or more stalls.
 - (2) Dumpsters, trash disposal or recycling areas.
 - (3) Service or loading docks.
 - (4) Outdoor storage or sales yard.
 - (5) Vehicle storage.
 - (6) Single-family attached rear yards.
 - (7) Multifamily rear yards.

- (8) Sewage treatment plants and pump stations.
 - (9) Stormwater management basins.
- B. An onsite investigation by the applicant shall determine the adjacent land uses along each property boundary. In the case of vacant land, the existing zoning district shall be used. These existing zoned uses shall be noted on the plan. In the case of several permitted uses on a site, the most restrictive requirement shall apply.
- C. The type of site element screens shall be determined by the site element and the area available for screening, in accordance with Table 1.
- D. Site elements not include in the above list but with similar visual impact shall be screened according to the requirements for the most similar elements as determined by the Borough.
- E. Screen Location. 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. The screen shall be located as close as possible to the site element and shall surround the element without impeding function or encroaching on sight triangles.
- F. Screen Types and Design Criteria. The following types of screens shall be used where specified in Table 1:
- (1) Evergreen or Deciduous Shrubs. Shrubs shall be placed 3 feet on center in a minimum 5 foot wide bed surrounding the site element and arranged to provide a continuous hedgelike screen up to a minimum height of 3 1/2 feet at maturity. Shrubs may be clipped to form a hedge or left in natural habit.
 - (2) Double Row of Evergreen Trees. 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.
 - (3) Opaque Fence. A 6 foot opaque fence surrounding the site element on at least three sides with vines planted 8 inches on center.
 - (4) Opaque Fence With Ornamental Trees and Shrubs. A 6 foot opaque fence surrounding site element on at least three sides with additional plantings at the minimum rate of three shrubs and two ornamental trees or large shrubs for each 10 linear feet of proposed fence, arranged formally or informally next to fence.
 - (5) Architectural Extension of the Building. An 8 foot minimum height architectural extension of the building (such as a wing wall) shall en-

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close the service or loading dock. The extension shall be consistent in building materials and style with main building.

- (6) **Berm With Ornamental Trees.** A 2 to 3 foot height continuous curvilinear berm with ornamental trees at the rate of one tree for every 20 feet clustered or arranged informally. Maximum slope is 3 to 1.
 - (7) **Fence or Trellis With Vines.** A 4 to 6 foot high semi-opaque trellis or fence designed to support vines surrounding the site element on three sides with evergreen vines planted 8 inches on center and staked to the fence or trellis. Use of chain link fencing is prohibited.
 - (8) **Berm With Evergreen Shrubs.** A 2 to 3 foot continuous curvilinear berm with evergreen shrubs planted 3 feet on center in a formal or informal arrangement at a rate of one shrub for every 5 linear feet of berm.
 - (9) **Low Wall.** A wall of brick or stone (not cement blocks) at least 50% opaque, no less than 3 and no more than 4 feet in height.
- G. The applicant may propose the use of alternative screen types or changes in plant materials or designs which fulfill the intent of this Appendix, with the approval of the Borough Council.
- H. Plant materials shall meet the specifications of §100.5. Use of plantings selected from the List of Recommended Plant Material is recommended.

§100.5. Plant Materials Specifications, Maintenance and Guarantee.

The following standards shall apply to all landscaping materials or transplanted trees required under this Appendix:

- A. **General Requirements.**
- (1) The location, dimensions and spacing of required plantings should be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as wind, soil, moisture and sunlight. (Refer to Plant Table 1)
 - (2) Plantings should 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, under-ground and above ground utilities and sight triangle areas required for unobstructed views at street intersections.
- B. **Plant Specifications.**

- (1) All plants shall meet the minimum standards for health, form and root condition as outlined in the American Association for Nurserymen (AAN) standards.
- (2) All plant material shall be hardy within the USDA Hardiness Zone 6 application to
- (3) Canopy trees shall reach a minimum height and spread of 30 feet at maturity as determined by the AAN standards and shall be deciduous. New trees shall have a minimum caliber of 2 1/2 inches at planting.
- (4) Ornamental trees or large shrubs shall reach a typical minimum height of 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 6 feet or 1 1/2 inch caliber. New large shrubs shall have a minimum size of 2 1/2 to 3 feet at time of planting.
- (5) Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of 4 feet based on AAN standards for that species. New shrubs shall have a minimum size of 18 inches at time of planting.
- (6) Evergreen trees shall reach a typical minimum height of 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 of 6 feet.

C. Maintenance.

- (1) Required plant material shall be maintained 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 ensure that the required plantings are properly maintained. Dead or diseased plant material shall be removed promptly by the property owner and replaced at the next growing season.
- (2) Safety. All sign triangles shall remain clear and any plant material which could endanger safety such as unstable limbs are removed and the plant material replaced. It shall be the responsibility of the property owner to ensure all plantings and architectural elements are maintained to provide a safe environment.
- (3) Maintenance guidelines for the plantings are encouraged to be published by the planting plan designer, to be used by grounds maintenance.

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nance personnel to ensure the design's visual buffering and screening concepts are continued.

§100.6. Recommended Plant Material List.

Some native woody plants indicated below are likely to exist onsite prior to development and should be considered for preservation for the intended landscape use. If possible to save, but as practical alternative, they should be considered for onsite transportation wherever appropriate. When moved in the spring and/or fall, most native, onsite species have a high transport success rate. Consultation with a landscape architect or horticulturist is strongly recommended prior to transplanting woody plant material.

Shade or Canopy Trees Suitable For Street Trees or Parking Lots as Well as For Buffers or Screens

Acer Rubrum	Red Maple (native)
Celtis sp.	Hackberry (native)
Cladastris lutca	Yellow Wood (native)
Corylus colurna	Turkish Filbert
Fraxinus Pennsylvania lanceolata cv. Marshall's seedless	"Marshall's Seedless" Ash (native)
Ginkgo bilboa	Ginkgo (male only)
Gleditsia triacanthos, inermis	Thornless Honeylocust
Koelreuteria paniculata	Golden Rain Tree
Liquidamber styraciflua	Sweet Gum (native)
Platanus occidentalus	Sycamore (native)
Quercus bicolor	Swamp White Oak (native)
Quercus borealis	Scarlet Oak (native)
Quercus imbricaria	Shingle Oak (native)
Quercus phellos	Willow Oak (native)
Quercus prinus	Chestnut Oak (native)
Quercus rubra	Red Oak (native)
Robinia pseudoacacia	Black Locust (native)
Sophora japonica	Japanese Pagoda tree
Tilia americana	American Linden (native)
Tilia cordata	Little Leaf Linden
Tilia tomentosa	Silver Linden

**Shade or Canopy Trees Suitable For Street Trees or Parking Lots as Well as
For Buffers or Screens**

<i>Ulmus parvifolia</i>	Chinese Lacebark Elm
<i>Zelkova serrata</i>	Japanese Zelkova

**Shade or Canopy Trees Suitable For Property Line Buffers and Nonvehicular
Use Areas Only**

<i>Acer saccharinum</i>	Silver Maple (native)
<i>Acer saccharum</i>	Sugar Maple (native)
<i>Betula lena</i>	Sweet Birch (native)
<i>Betula nigra</i>	River Birch (native)
<i>Carya ovata</i>	Shagbark Hickory (native)
<i>Carya sp.</i>	Hickory (native)
<i>Fagus grandifolia</i>	American Beech (native)
<i>Fagus sylvatica</i>	European Beech
<i>Fraxinus americana</i>	White Ash (native)
<i>Juglans nigra</i>	Black Walnut (native)
<i>Liriodendron tulipifera</i>	Tulip tree (native)
<i>Meta sequoia glypostroboides</i>	Dawn Redwood
<i>Ostrya virginiana</i>	Hop Hornbeam (native)
<i>Phellodendron amurense</i>	Amur Cork Tree
<i>Plantanus acerifolia</i>	London Plane
<i>Prunus virginiana</i>	Chokecherry (native)
<i>Quercus alba</i>	White Oak (native)
<i>Quercus coccinea</i>	Scarlet Oak (native)
<i>Quercus palustris</i>	Pin Oak (native)
<i>Quercus vellutina</i>	Black Oak (native)
<i>Sassafras albindum</i>	Sassafras (native)

**Ornamental Trees Suitable For Property Line Buffers or Site Element
Screens**

(10 – 30 Feet At Maturity)

<i>Amelanchier canadensis</i>	Serviceberry (native)
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Ornamental Trees Suitable For Property Line Buffers or Site Element Screens

(10 – 30 Feet At Maturity)

<i>Carpinus carolina</i>	Ironwood (native)
<i>Cercis canadensis</i>	Red Bud (native)
<i>Chionanthus virginicus</i>	Fringetree (native)
<i>Cornus florida</i>	Flowering Dogwood (native)
<i>Cornus kousa</i>	Japanese Dogwood
<i>Cornus mas</i>	Cornelian Cherry
<i>Crataegus cv. Toba</i>	Toba Hawthorn
<i>Crataegus mollis</i>	Downy Hawthorn
<i>Crataegus ozycantha</i>	English Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Elaeagnus augustifolia</i>	Russian Olive
<i>Halesia carolinia</i>	Silverbells (native)
<i>Hammamelis virginiana</i>	Witch Hazel (native)
<i>Koelreuteria paniculata</i>	Golden Raintree
<i>Laburnum vossii</i>	Goldenchain
<i>Magnolia soulangeana</i>	Saucer Magnolia
<i>Magnolia virginiana</i>	Sweetbay Magnolia (native)
<i>Malus sp.</i>	Crab Apple Species (native)
<i>Oxydendrum arboreum</i>	Sourwood (native)
<i>Prunus saargentii</i>	Sargent Cherry
<i>Prunus serrulata cv. Kwanzan</i>	Kwanzan Cherry
<i>Pyrus calleryana cv. Bradford</i>	Bradford Pear
<i>Pyrus calleryana cv. Redspire</i>	Redspire Pear
<i>Rhus glabra</i>	Smooth Sumac (native)
<i>Rhus typhina</i>	Staghorn Sumac (native)
<i>Sorbus aucupria</i>	European Mountain Ash
<i>Styrax japonica</i>	Japanese Snowbell
<i>Syringa amurensis japonica</i>	Japanese Tree Lilac

**Large Deciduous Shrubs Suitable For Use in Property Line Buffers or Site
Element Screen (Not Clipped Hedges)
(Mature Height Between 5 And 15 Feet)**

<i>Acanthopanax pentaphyllum</i>	Five Leaf Aralia
<i>Aronia arbutifolia</i>	Chokeberry (native)
<i>Berberis</i> sp.	Barberry Sp.
<i>Cornus mas</i>	Cornelia Cherry
<i>Cotoneaster salicifolia</i>	Willowleaf Cotoneaster
<i>Euonymus alatus</i>	Winged Euonymous
<i>Euonymus alatus compactus</i>	Dwarf Winged Euonymous
<i>Euonymus fortunei vegetus sarcozie</i>	Big Leaf Wintercreeper
<i>Ilex crenata compacta</i>	Compact Japanese Holly
<i>Ilex glabra</i>	Inkberry (native)
<i>Ilex crenata hetzi</i>	Hetz Holly
<i>Juniperus chinensis glauca hetzi</i>	Hetz Blue Juniper
<i>Juniperus chinensis pfitzeriana compacta</i>	Compact Pfitzer Juniper
<i>Ligustrum ibolium</i>	Ibolium Privet
<i>Lonicera fragrantissima</i>	Winter Honeysuckle
<i>Philadelphus lemei</i>	Mock Orange
<i>Ribes alpinum</i>	Currant
<i>Taxus baccata</i>	English Yew
<i>Taxus brownii</i>	Brown's Yew
<i>Taxus canadensis</i>	Canada Yew
<i>Taxus densiformis</i>	Dense Yew
<i>Taxus media Hatfieldi</i>	Hatfield Yew
<i>Viburnum dentatum</i>	Arrow Wood (native)
<i>Viburnum lentago</i>	Nannyberry (native)
<i>Viburnum opulus</i>	European Cranberry Bush
<i>Viburnum prunifolium</i>	Black Haw (native)
<i>Thuja</i> sp.	Arborvitae

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Evergreen Shrubs Suitable For Site Element Screens

Azalea – evergreen species – must reach 3 foot height	Azalea
Chamaecyparis obtusa	Chamaecyparis
Chamaecyparis pisifera	Chamaecyparis
Ilex carenata "Hetzi"	Japanese Holly
Ilex glabra	Inkberry (native)
Ilex mesevvea	Blue Holly Series
Juniperis chinensis "Hetzi Glauca"	Hetz Blue Juniper
Juniperus virginiana	Eastern Red Cedar (native)
Kalmia latifolia and cvs	Mountain Laurel (native)
Leucothoe fontanessiana	Leucothoe
Pieris floribunda	Mountain Andromeda (native)
Pieris japonica	Japanese Andromeda
Rhododendron sp.	Various Large Rhododendrums
Taxus sp.	Yew
Thuja sp.	Arborvitae
Viburnum rhytidophyllum	Leatherleaf Viburnum

Evergreen Trees Suitable For Property Line Buffers or Site Element Screens

Abies concolor	White Fir
Ilex opaca	American Holly (native)
Picea abies	Norway Spruce
Picea omorika	Siberian Spruce
Picea pungens	Colorado Spruce
Pinus strobus	White Pine (native)
Pinus thunbergii	Japanese Black Pine
Pseudotsuga menziesii	Douglas Fir
Tsuga canadensis	Canadian Hemlock (native)
Tsuga caroliniana	Carolina Hemlock (native)

§100.7. Plan Requirements.

1. Preliminary Landscape Plan.

- A. Existing Features. The location and character of existing buildings, mature trees standing alone, outer limits of tree masses and other existing vegetation, the location of floodplains, wetlands and other natural features which may affect the location of proposed streets, buildings and landscape plantings.
- B. Proposed Improvements.
 - (1) Approximate location of all proposed landscaping required under this Appendix.
 - (2) Demarcation of existing vegetation "To Remain" or "To Be Removed" and the means of protecting existing vegetation during construction.
 - (3) Approximate location of proposed buildings, paving, utilities or other improvements.

2. Final Landscape Plan.

- A. Drafting Standards. The same standards shall be required as for a preliminary plan.
- B. Information to be Shown.
 - (1) Plan scale, date, north arrow and location map with zoning district designations for the site and adjacent properties.
 - (2) Location of all existing and proposed buildings and structures.
 - (3) Location of all existing and proposed roads, parking, service areas and other paved areas.
 - (4) Location of all outside storage and trash receptacle areas.
 - (5) Sidewalks, berms, fences, walls, freestanding signs and site lighting.
 - (6) Existing and proposed underground and aboveground utilities such as site lighting, transformers, hydrants, manholes, valve boxes, etc. (Reference may be made to other submission drawings)
 - (7) All existing and proposed contours at 2 foot intervals, in order to determine the relationship of planting and grading, areas with slopes in excess of 3 to 1 shall be indicated on the plan.

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- (8) Existing mature trees, woodland and tree masses to remain.
- (9) Existing mature trees, woodland and tree masses to be removed.
- (10) Location of all proposed landscaping, including required street trees, stormwater basin landscaping, parking lot landscaping, perimeter buffer and site element screen landscaping.
- (11) A planting schedule listing proposed plant material, species, size, quantity and root condition.
- (12) A schedule showing all ordinance landscape requirements and plantings proposed for each category.
- (13) Planting details, including method of protecting existing vegetation, planting methods.
- (14) Information in the form of notes or specifications concerning seeding, sodding, groundcover, mulching and the like.
- (15) A detailed cost estimate shall be submitted with the public improvement escrow, showing the value of all proposed landscaping, including all labor, materials and guarantee.

C. Certificates. When approved, the landscape plan must show:

- (1) The signature and seal of the registered landscape architect responsible for preparing the landscape plan and details.
- (2) The signature of the subdivider, developer or builder.
- (3) The signatures of the Borough Council, Engineer or Borough Landscape Architect and Planning Commission.

(Ord. 203, 11/8/1948; as added by Ord. 590, 3/14/2005, §1)