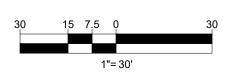


PLANT SCHEDULE

PLANT SCR	IEDU	ILE			
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CCA	4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	B&B
СО	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B
GB	7	GINKGO BILOBA (MALE ONLY)	MAIDENHAIR TREE	2.5" CAL.	B&B
GTIK	6	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE`	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
LSR	5	LIQUIDAMBAR STYRACIFLUA `ROTUNDILOBA`	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL.	B&B
UP	9	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PIAB	3	PICEA ABIES	NORWAY SPRUCE	6-8`	B&B
TOG	11	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8`	B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AG	12	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2-2 1/2" CAL.	B&B
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2 CAL.	B&B
MV	0 3	MAGNOLIA VIRGINIANA	SWEET BAY	8-10`	B&B
	3	MAGNOLIA VIRGINIANA	SWEET BAT	0-10	D&D
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CA	60	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CS	96	CORNUS SERICEA	RED TWIG DOGWOOD	2-3`	B&B
FXM	6	FOTHERGILLA X `MOUNT AIRY`	MOUNT AIRY FOTHERGILLA	24-30"	B&B
HQSQ	50	HYDRANGEA QUERCIFOLIA `SNOW QUEEN`	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
IGS	124	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	24-30"	CONTAINER
IMBB	10	ILEX X MESERVEAE `BLUE BOY`	BLUE BOY HOLLY	24-30"	CONTAINER
IMBG	108	ILEX X MESERVEAE `BLUE GIRL`	BLUE GIRL HOLLY	24-30"	CONTAINER
INS	10	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	5-6`	B&B
IV	122	ITEA VIRGINICA `HENRY`S GARNET`	HENRY'S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	3	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	41	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24"	CONTAINER
JHIB	203	JUNIPERUS HORIZONTALIS `MONBER`	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
KLE	12	KALMIA LATIFOLIA `ELF`	DWARF MOUNTAIN LAUREL	24-30"	B&B
VDC	8	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	3-4`	B&B
VR	11	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4`	B&B
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PVN	52	PANICUM VIRGATUM 'NORTH WIND'	NORTHWIND SWITCH GRASS	1 GAL.	CONTAINER

ECTION	REQUIREMENT		COMPLIANCE
SECTION ZONING: 27-2705 GENERAL REGULATIONS	KEQUIREMENT K.(1) SHADE TREES MEETING THE SPECIFICATIONS AND SPACING OF THE REQUIREMENTS LISTED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE [CHAPTER 22] APPENDIX "B," §100.3, STREET TREES, SHALL BE PROVIDED ALONG ALL STREETS AND MAY BE WITHIN THE LEGAL RIGHT-OF-WAY.	CALCULATIONS (REQUIRED / PROVIDED) SEE SALDO 22-100.3 BELOW FOR REQUIREMENTS	COMPLIANCE
	K.(2) EXCEPT AS NOTED HEREIN, PARKING AREAS SHALL BE SEPARATED FROM BUILDINGS, PROPERTY LINES (EXCEPT WHERE SHARED PARKING LOTS OVERLAP A COMMON PROPERTY LINE), SIDEWALKS AND INTERNAL COLLECTOR DRIVES BY A LANDSCAPED AREA AT LEAST 10 FEET IN WIDTH.	LANDSCAPING HAS BEEN PROVIDED BETWEEN THE PARKING AREA AND BUILDING, SIDEWALK, AND PROPERTY LINE.	COMPLIES
	K.(3) ALL SURFACE PARKING LOTS SHALL HAVE A SHADE TREE, WITH A CALIPER OF 2 1/2 TO THREE INCHES AT THE ENDS OF EACH SINGLE ROW OF CARS WITH AT LEAST ONE TREE FOR EVERY 24 SPACES.	TOTAL PROPOSED OPEN AIR SPACES = 86 REQUIRED: 86 / 24 = 3.6 OR 4 SHADE TREES PROVIDED: 5 GB, 4 GTIK, 3 LSR, 4 UP (16 SHADE TREES)	COMPLIES
	K.(4) ALL BUILDINGS SHALL BE LANDSCAPED WITH A COMBINATION OF EVERGREEN AND DECIDUOUS TREES AND SHRUBS TO BE USED AS "FOUNDATION" PLANTING, I,E,, PLANTINGS TO BE INSTALLED IN PROXIMITY TO THE FACADES.	FOUNDATION LANDSCAPING HAS BEEN PROVIDED AROUND THE BUILDING.	COMPLIES
27-2905 DEVELOPMENT REGULATIONS	11. PLANTING BUFFER. ALL DEVELOPMENT SHALL PROVIDE A PERMANENT LANDSCAPED PLANTING AREA OF AT LEAST 10 FEET IN DEPTH ALONG ALL PROPERTY LINES. THE PROPERTY LINE BUFFER SHALL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE [CHAPTER 22].	LANDSCAPING HAS BEEN PROVIDED BETWEEN THE PARKING AREA AND BUILDING, SIDEWALK, AND PROPERTY LINE.	COMPLIES
SALDO: 22-100.2 PARKING LOT LANDSCAPING	2.C. PARKING ISLANDS SHALL BE A MINIMUM OF NINE FEET BY 18 FEET IN AREA, UNDERLAIN BY SOIL, NOT BASE COURSE MATERIAL, MOUNDED AT NO MORE THAN A FOUR TO ONE SLOPE, NOR LESS THAN A 12 TO ONE 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.	TOTAL PROPOSED PLANTING ISLANDS = 16 REQUIRED: 16 SHADE TREES PROVIDED: 5 GB, 4 GTIK, 3 LSR, 4 UP (16 SHADE TREES)	COMPLIES
22-100.3 STREET TREES	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.	LENGTH ALONG MAPLE AVE = 495± LF (EXCLUDING 214± LF ADJACENT TO EXISTING VEGETATION TO REMAIN) REQUIRED: 495 / 40 = 12.4 OR 12 TREES PROVIDED: 10 AG, 4 CCA, 1 UP (15 TREES)	COMPLIES
22-100.4 BUFFERS AND SCREENS	 3.A. A BUFFER AREA AS SPECIFIED IN THE ZONING ORDINANCE [CHAPTER 27] SHALL BE ESTABLISHED ALONG ALL PROPERTY LINES. 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. 	LENGTH ALONG MAPLE AVE = $495 \pm LF$ (EXCLUDING 214± LF ADJACENT TO EXISTING VEGETATION TO REMAIN) REQUIRED: $495 / 100 = 4.95$ $4.95 \times 1 = 4.95$ OR 5 CANOPY TREES $4.95 \times 2 = 9.9$ OR 10 ORNAMENTAL TREES PROVIDED: 4 CCA, 1 UP (5 CANOPY TREES, ALSO COUNTING TOWARDS 22-100.3 ABOVE); 10 AG (10 ORNAMENTAL TREES, ALSO COUNTING TOWARDS 22-100.3 ABOVE)	COMPLIES
		LENGTH ALONG NORTH PROPERTY LINE = 216± LF REQUIRED: 216 / 100 = 2.16 2.16 x 1 = 2.16 OR 2 CANOPY TREES 2.16 x 2 = 4.32 OR 4 ORNAMENTAL TREES PROVIDED: 2 CO (2 CANOPY TREES); 1 AC (1 ORNAMENTAL TREE); 3 PIAB (3 EVERGREEN TREES COUNTING AS 3 ORNAMENTAL TREES)	COMPLIES
		LENGTH ALONG EAST PROPERTY LINE = 764± LF REQUIRED: 764 / 100 = 7.64 7.64 x 1 = 7.64 OR 8 CANOPY TREES 7.64 x 2 = 15.3 OR 15 ORNAMENTAL TREES PROVIDED: 2 GB, 2 GTIK, 2 LSR, 2 UP (8 CANOPY TREES); 4 CC (4 ORNAMENTAL TREES); 11 TOG (11 EVERGREEN TREES COUNTING AS 11 ORNAMENTAL TREES)	COMPLIES
		LENGTH ALONG SOUTH PROPERTY LINE = 162± LF REQUIRED: 162 / 100 = 1.62 1.62 x 1 = 1.62 OR 2 CANOPY TREES 1.62 x 2 = 3.24 OR 3 ORNAMENTAL TREES PROVIDED: 2 UP (2 CANOPY TREES); 3 CC (3 ORNAMENTAL TREES)	COMPLIES
	 4. SITE ELEMENT SCREENS 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 THREE FEET ON CENTER IN A MINIMUM FIVE-FOOT-WIDE BED SURROUNDING THE SITE ELEMENT AND ARRANGED TO DEDUCTS A CONTINUEND USED WICH FOR FOUND TO A MUNIMUM 	SITE ELEMENT TO BE SCREENED: PARKING LOT REQUIRED: EVERGREEN OR DECIDUOUS HEDGE PROVIDED: EVERGREEN AND DECIDUOUS HEDGE	COMPLIES
	 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. (3) OPAQUE FENCE. A SIX-FOOT OPAQUE FENCE SURROUNDING THE SITE ELEMENT ON AT LEAST THREE SIDES WITH VINES PLANTED EIGHT INCHES ON CENTER. (4) OPAQUE FENCE WITH ORNAMENTAL TREES AND SHRUBS. A SIX-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. (7) FENCE OR TRELLIS WITH VINES. A FOUR-TO-SIX-FOOT-HIGH SEMI-OPAQUE TRELLIS OR FENCE DESIGNED TO SUPPORT VINES SURROUNDING THE SITE ELEMENT ON THREE SIDES WITH EVERGREEN VINES PLANTED EIGHT INCHES ON CENTER AND STAKED TO THE FENCE OR TRELLIS. USE OF CHAIN LINK FENCING 	SITE ELEMENT TO BE SCREENED: DUMPSTER REQUIRED: EVERGREEN HEDGE OR OPAQUE FENCE WITH ORNAMENTAL TREES OR SHRUBS PROVIDED: EVERGREEN HEDGE	COMPLIES



GENERAL NOTES:

1. THIS PLAN IS INTENDED TO SHOW LANDSCAPE INTENT FOR CONCEPT PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. 2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE NOTED.

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2 02-26-2021 GRADING REVISIONS	JB NB					
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