

**PENN TOWNSHIP SUBDIVISION / LAND DEVELOPMENT REVIEW CHECKLIST  
LANDSCAPE REQUIREMENTS**

Name of Subdivision / Land Development: \_\_\_\_\_

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Developer's Contact Person: \_\_\_\_\_

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Code Section	Code Requirement	Plans Meet Code	Plans Do Not Meet Code	Other	Comments, if any	Sheet/s on which Requirement is Met	Developer's Comments, if any
190-58 A	Applicability This section shall apply to all proposed subdivisions and land developments within the Township of Penn.						
190-58 B	Landscape Plan - Content						
190-58 B(1)	All landscape plans for subdivisions and land developments shall be prepared and sealed by a Registered Landscape Architect registered in the Commonwealth of Pennsylvania or a Registered Professional Engineer in the Commonwealth of Pennsylvania.						
190-58 B(2)	All required plantings (trees, shrubs, ground covers, seeding, etc.) independent of any buffer area requirements shall be drawn to scale based on the plants average mature spread.						
190-58 B(3)	All required buffer area planting (trees and shrubs) shall be drawn to scale based on the plants average mature spread.						
190-58 B(4)	The height and width of any proposed mounds shall be identified. The plans shall contain typical sections of proposed mounds.						
190-58 B(5)	All planting, in excess of the Township's minimum requirements, shall be drawn to scale based on the plants average mature spread.						
190-58 B(6)	All existing trees or vegetation to be preserved shall be accurately identified; and be accurately located in their relative location.						

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190-58 B(7)	The landscape plan shall include a plant list identifying botanical and common names, quantity, size (at time of planting), condition, and spacing of all proposed plants.						
190-58 B(8)	The landscape plans shall include planting details and notes to insure proper installation.						
190-58 B(9)	The landscape plan shall include the location and description of all landscape improvements (walls, fences, site furnishings, lights, paving, etc.).						
190-58 C	General Requirements						
190-58 C(1)	All landscape requirements (street trees, screen plantings, parking area plantings, on-lot landscaping, buffer area standards, specimen trees, and woodland replacement standards and slope stabilization standards) shall be cumulative.* * The term cumulative shall mean in addition to, forming an aggregate, added together, instead of being a repetition or in substitution of the other.						
190-58 C(2)	Planting material shall be classified as follows:						
190-58 C(2)(a)	Large deciduous trees or evergreens with an ultimate height exceeding forty (40) feet.						
190-58 C(2)(b)	Medium deciduous trees or evergreens with an ultimate height exceeding twenty-five (25) feet but less than forty (40) feet.						
190-58 C(2)(c)	Small deciduous trees or evergreens with an ultimate height not to exceed twenty-five (25) feet.						
190-58 C(2)(d)	Evergreen trees shall be measured from the top of the root ball to the top of the plant.						
190-58 C(2)(e)	Shrubs shall be measured by the average height and spread of each individual plant.						

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190-58 C(2)(f)	The developer/owner shall be responsible for replacing all dead or damaged plant material installed pursuant to these requirements for a period of two (2) years after the installation date.						
190-58 D	Street Trees						
190-58 D(1)	All subdivisions and land developments of five (5) acres or more shall provide street trees as specified herein.						
190-58 D(2)	Street trees shall be planted outside the right-of-way line.						
190-58 D(3)	Street tree planting requirements shall be calculated as follows:						
190-58 D(3)(a)	One (1) large tree shall be required per every forty (40) feet of frontage measured at the right-of-way line or edge of pavement. Or,						
190-58 D(3)(b)	One (1) medium tree shall be required per every thirty (30) feet of frontage measured at the right-of-way line or edge of pavement. Or,						
190-58 D(3)(c)	One (1) small tree shall be required per every twenty (20) feet of frontage measured at the right-of-way line or edge of pavement.						
190-58 D(4)	Street trees shall be spaced as above along the entire length and on both sides of all streets and access drives, within the subdivision or land development.						
190-58 D(5)	Street tree plantings may be planted in uniform rows, clusters, or groupings.						

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190-58 E	Screen Plantings Land developments in M-1 or M-2 zoning districts; or, in B-1 or B-2 zoning districts which have Residential Zoning Classification on the opposite side of either an arterial or collector street, shall provide the following adjacent to said arterial or collector street:						
190-58 E(1)	A minimum ten (10) foot deep landscape area along the entire frontage of the property.						
190-58 E(2)	One (1) small deciduous tree or evergreen tree [as defined in §190-58 C(2)(c)] per twenty five (25) linear feet of frontage.						
190-58 F	Parking Area Plantings Interior landscaping shall be required for all proposed parking areas or the expansion of existing parking areas containing more than six thousand (6,000) square feet or fifteen (15) parking spaces. In the event of an expansion of existing parking areas, the plantings set forth herein shall include both existing parking areas and the area of expansion. The parking area shall be landscaped in accordance with the following standards:						
190-58 F(1)	One (1) medium deciduous tree or evergreen provided for every ten (10) linear feet of a terminal island; and,						
190-58 F(2)	Two (2) medium deciduous trees or evergreens shall be provided for every thirty (30) linear feet of a landscape divider strip.						

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190-58 G	On-Lot Landscaping						
190-58 G(1)	Residential In lieu of the street tree requirements provided for in §190-58 D:						
190-58 G(1)(a)	All residential lots less than one hundred (100) feet in width at the building line shall be landscaped with a minimum of three (3) medium deciduous trees or evergreens, for each dwelling unit on such lot. One (1) medium deciduous trees or evergreens shall be located in the front yard to satisfy the street tree requirement.						
190-58 G(1)(b)	Residential lots in excess of one hundred (100) feet in width at the building line shall be landscaped in accordance with the street tree requirements.						
190-58 G(1)(c)	Townhouses or multi-family developments shall be landscaped in accordance with the applicable street tree and buffer area standards.						
190-58 G(1)(d)	Preserving existing trees that are equivalent in size and number to those required hereunder shall satisfy this requirement.						
190-58 G(1)(e)	Planned residential developments shall be landscaped in accordance with the provisions of Article V of Chapter 190 of the Code of the Township of Penn.						

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190-58 G(2)	Non-residential developments In addition to the requirements set forth in §190-58 D Street Trees, the following requirements shall apply:						
190-58 G(2)(a)	All non-residential land developments shall have planted one (1) medium deciduous tree or evergreen, for every two thousand (2,000) square feet of gross floor area or fraction thereof of structures to be erected.						
190-58 G(2)(b)	Preserving existing trees that are equivalent in size and number to those required hereunder shall satisfy this requirement.						
190-58 H	Buffer Area Standards The type and extent of plantings required for buffer areas shall be proportionally related to the degree of incompatibility or difference in use of the adjacent land uses; as defined below:						
190-58 H(1)	Minor separation shall be required for all subdivisions (or phases within a subdivision plan) and land developments, except as hereinafter set forth. The minimum buffer area shall be ten (10) feet in depth.						
190-58 H(2)	Moderate separation shall be required between single-family residential uses and multi-family residential uses that are adjacent to denser, smaller lot single-family residential uses, multiple family residential uses and all uses in a B-1 Zoning Classification. The minimum buffer area in such instances shall be twenty (20) feet in depth.						

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190-58 H(3)	Substantial separation shall be required between single-family residential uses and multiple family residential uses that are adjacent to all business uses in a B-2 Zoning Classification, schools, institutional, cultural facilities, or active recreation areas. The minimum buffer area in such instance shall be thirty (30) feet in depth.						
190-58 H(4)	Major separation shall be required between single-family residential uses and multiple family residential uses that are adjacent to M-1 and M-2 Zoning Classifications. The minimum buffer area in such instance shall be fifty (50) feet in depth.						
190-58 I	Buffer Area Planting Requirements						
190-58 I(1)	Minor buffer areas, ten (10) feet in depth, shall contain a minimum of ten (10) units per every hundred (100) linear feet comprised of a combination of the following plant material options:						
190-58 I(1)(a)	One (1) large or medium tree shall be equal to two (2) units.						
190-58 I(1)(b)	One (1) small tree shall be equal to one (1) unit.						
190-58 I(1)(c)	One (1) evergreen tree, five to six (5-6) feet in height at the time of planting, shall be equal to one (1) unit.						
190-58 I(1)(d)	One (1) shrub, thirty to thirty-six (30-36) inches in height and spread at the time of planting, shall be equal to two-tenths (0.2) of a unit.						

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190-58 I(2)	As buffer areas increase in depth, the plant material required shall be increased by the following multiples:						
190-58 I(2)(a)	Moderate separation: times one and twenty-five hundredths (1.25).						
190-58 I(2)(b)	Substantial separation: times one and five tenths (1.5).						
190-58 I(2)(c)	Major separation: times one and seventy-five hundredths (1.75).						
190-58 I(2)(d)	Planned residential development perimeter: times two and seventy-five hundredths (2.75).						
190-58 I(3)	Buffer plantings shall not be planted so as to encroach upon the street right-of-way.						
190-58 I(4)	Deciduous plant materials shall comprise no more than fifty percent (50%) of the required buffer area plantings.						
190-58 I(5)	A minimum of fifty percent (50%) of the buffer area shall be planted with new plantings if existing material is preserved within the required buffer area.						
190-58 J	Slope Stabilization Standards						
190-58 J(1)	Permanent seeding shall be required for all disturbed slope areas within fourteen (14) days of completion of grading operations, weather permitting.						
190-58 J(2)	The following standards shall apply to all subdivisions and land developments containing five (5) acres or more.						
190-58 J(2)(a)	All proposed and/or disturbed slopes that exceed a grade of four to one (4:1) or twenty-five percent (25%) shall be vegetated and seeded pursuant to the following standards.						

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190-58 J(2)(a)[1]	All slope areas shall be vegetated with trees for a minimum of forty percent (40%) of the disturbed area.						
190-58 J(2)(a)[2]	Slope vegetation requirements shall contain sixty (60) units per acre, as follows:						
190-58 J(2)(a)[2][a]	One (1) branched whip of a large or medium tree, five to six (5-6) feet in height at the time of planting, equals one (1) unit.						
190-58 J(2)(a)[2][b]	One (1) evergreen tree, two to three (2-3) feet in height at the time of planting, equals five-tenths (0.5) of a unit.						
190-58 J(2)(a)[2][c]	Deciduous plant materials shall comprise no more than seventy-five percent (75%) of the required slope vegetation plantings.						
190-58 K	Conflict between buffer area and yard requirements When the depth of a required buffer area is in conflict with the minimum yard requirements of the Summary Table in Table 1, the greater distance shall apply. The buffer area planting requirements shall be adhered to, regardless of what the yard requirement is.						

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190-58 L	Existing structures in buffer area In instances where an existing structure contains the principal use of the property, which is located within any required buffer area, a buffer area of not less than the minimum distance from the existing structure to the property line shall be required. This reduced buffer area depth shall apply only to the yard area which the existing structure encroaches upon. If the existing structure is located within the required buffer area on one side of the building, the required buffer area as required by §190-58D shall apply on all other yard areas.						
190-58 M	Existing trees in buffer area.						
190-58 M(1)	Where trees already exist within the required buffer area, these trees shall remain undisturbed, except that diseased or dead material may be removed. If it is determined that some healthy trees must be removed in conjunction with development, a written request to remove such trees must be submitted to the Township, along with an explanation detailing the rationale for the request. These trees shall not be removed until the Township has given written authorization permitting this. This permission will not be unreasonably denied; however, those who violate this section shall be subject to the maximum penalties authorized by this chapter.						

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190-58 M(2)	When any trees, regardless of their physical condition are removed, they shall be replaced by trees suitable to the environment. All such replacement planting shall be in accordance with accepted conservation practices.						
190-58 N	Maintenance and Bonding						
190-58 N(1)	It shall be the responsibility of the owner/applicant to assure the continued growth of all required landscaping and/or to replace the same in the event of frost, vandalism, disease, or other reasons for the discontinued growth of the required trees, shrubs, and bushes. No person shall remove any landscaping (i.e. trees, shrubs, or bushes) after the same has been planted unless the same are replaced with an equivalent tree, shrub, or bush.						
190-58 N(2)	A maintenance bond, in the form of cash, certified check, or letter of credit, shall be posted with the Township in the amount of 15% of the total cost of landscaping shown on the approved landscaping plan for a period of two years from the date of installation of the landscaping materials. The maintenance bond shall guarantee replacement of the required landscaping materials during the term of the bond.						
190-58 O	Stormwater management facilities in buffer areas Stormwater management facilities and structures may encroach into a required buffer area and be maintained within a buffer area.						

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190-58 P	<p>Violation and penalties</p> <p>Any person who fails to comply with any or all of the requirements or provisions of this chapter or who fails or refuses to comply with any notice, order, or direction of the Code Official or any other authorized employee of the municipality shall be guilty of an offense and, upon conviction, shall pay a fine to the Township of not more than \$1,000 plus costs of prosecution. In default of such payment, such person shall be imprisoned in County prison for a period not to exceed 30 days. Each day during which any violation of this chapter continues shall constitute a separate offense. In addition to the above penalties, all other actions are hereby reserved, including an action in equity for the proper enforcement of this chapter. The imposition of a fine or penalty for any violation of or noncompliance with this chapter shall not excuse the violation or noncompliance or permit it to continue, and all such persons shall be required to correct or remedy such violations and noncompliance within a reasonable time.</p>						
Reviewer's Additional Comments, Questions, or Concerns							