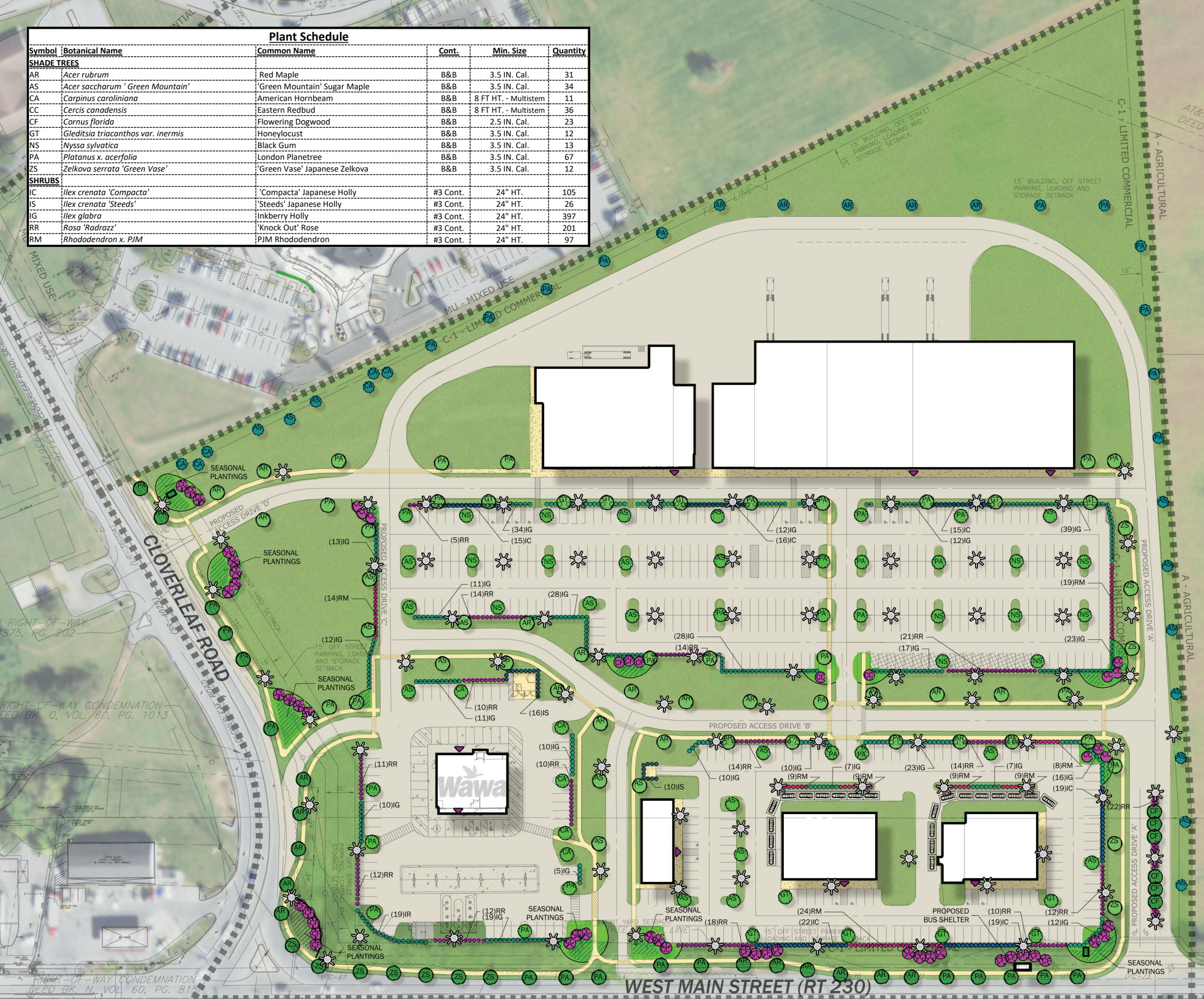


Plant Schedule					
Symbol	Botanical Name	Common Name	Cont.	Min. Size	Quantity
<b>SHADE TREES</b>					
AR	<i>Acer rubrum</i>	Red Maple	B&B	3.5 IN. Cal.	31
AS	<i>Acer saccharum</i> 'Green Mountain'	'Green Mountain' Sugar Maple	B&B	3.5 IN. Cal.	34
CA	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	8 FT HT. - Multistem	11
CC	<i>Cercis canadensis</i>	Eastern Redbud	B&B	8 FT HT. - Multistem	36
CF	<i>Cornus florida</i>	Flowering Dogwood	B&B	2.5 IN. Cal.	23
GT	<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	B&B	3.5 IN. Cal.	12
NS	<i>Nyssa sylvatica</i>	Black Gum	B&B	3.5 IN. Cal.	13
PA	<i>Platanus x. acerfolia</i>	London Planetree	B&B	3.5 IN. Cal.	67
ZS	<i>Zelkova serrata</i> 'Green Vase'	'Green Vase' Japanese Zelkova	B&B	3.5 IN. Cal.	12
<b>SHRUBS</b>					
IC	<i>Ilex crenata</i> 'Compacta'	'Compacta' Japanese Holly	#3 Cont.	24" HT.	105
IS	<i>Ilex crenata</i> 'Steeds'	'Steeds' Japanese Holly	#3 Cont.	24" HT.	26
IG	<i>Ilex glabra</i>	Inkberry Holly	#3 Cont.	24" HT.	397
RR	<i>Rosa</i> 'Radrazz'	'Knock Out' Rose	#3 Cont.	24" HT.	201
RM	<i>Rhododendron x. PJM</i>	PJM Rhododendron	#3 Cont.	24" HT.	97



LANDSCAPING REQUIREMENTS			
§135-299.B(1) Minimum 10 FT wide landscape strip in all yards required for all nonresidential and multifamily dwelling uses			
§135-299.B(3) 1 shade/ornamental tree required for every 750 SF of required landscape strip			
Northern boundary / Penn Medicine (1,290 LF)	12,900 SF Required	17 Trees Required	12,900 SF Proposed
12,900 / 750 SF		17 Trees Proposed	
Eastern boundary / Agricultural (1,130 LF)	11,300 SF Required	15 Trees Required	11,300 SF Proposed
11,300 / 750 SF		15 Trees Proposed	
<b>PARKING AREA LANDSCAPING (LANDSCAPE STRIP)</b>			
§135-299.D(1) Minimum 15 FT wide landscape strip required along the street line when a parking lot abuts a street			
§135-299.B(3) 1 shade/ornamental tree required for every 750 SF of required landscape strip			
Western boundary / Cloverleaf Road (600 LF)	9,000 SF Required	12 Trees Required	9,000 SF Proposed
9,000 / 750 SF		12 Trees Proposed	
Southern boundary / W. Main St./Route 230 (1,350 LF)	20,250 SF Required	27 Trees Required	20,250 SF Proposed
20,250 / 750 SF		27 Trees Proposed	
<b>PARKING AREA LANDSCAPING (INTERIOR LANDSCAPING)</b>			
§135-299.D(2)(a) 5% of the total parking area to be devoted to landscaping. 1 shade tree required for every 300 SF of provided landscape area			
ALDI's & E-1 to E-4 Parking Lots	150,300 SF total parking area x 5% = 7,515 SF Required / 300 SF	7,515 SF Required 25 Trees Required	9,130 SF Proposed 30 Trees Proposed
E-5 to E-7 Parking Lots	76,500 SF total parking area x 5% = 3,825 SF Required / 300 SF	3,825 SF Required 13 Trees Required	3,900 SF Proposed 15 Trees Proposed
Wawa Parking Lots	57,000 SF total parking area x 5% = 2,850 SF Required / 300 SF	2,850 SF Required 10 Trees Required	2,900 SF Proposed 11 Trees Proposed
<b>SHOPPING CENTER LANDSCAPING (IMPROVED BUS STOP)</b>			
§135-256.C(3) An improved bus stop required including:			
	1 Bus Shelter	1 Bench Proposed	1 Bus Shelter Proposed
	1 Bench	1 Waste Receptacle	1 Bench Proposed
	1 Waste Receptacle	1 Shade Tree	1 Waste Receptacle Proposed
			1 Shade Tree Proposed
<b>SHOPPING CENTER LANDSCAPING (PARK &amp; RIDE FACILITY)</b>			
§135-256.C(4) 3% of required parking shall be available for public use as a park & ride area			
			3% Park & Ride Area Proposed
<b>SHOPPING CENTER LANDSCAPING (BUILDING DESIGN)</b>			
§135-256.D(2)b Minimum 1-foot change in building façade projection required for every 32-feet of building			
			1-Foot Building Façade Projection Change Proposed
<b>SHOPPING CENTER DESIGN INCENTIVES (STREETSCAPE DETAILS)</b>			
§135-256.E(6) Streetscape Design incentives for 5% Impervious Coverage bonus for shopping centers			
(a)[1] Sidewalks shall be provided parallel to the street right-of-way line			
			Sidewalks Proposed
(a)[2] Sidewalks providing access to storefronts shall be 8-feet in width. All others shall be 5-feet in width			
			Sidewalks Proposed
(b) A planting strip with a minimum width of 5-feet shall be provided parallel to the street right-of-way between the required curb & sidewalk			
			Planting Strip Proposed
(b)[1] Street trees shall be provided at regular intervals along internal streets			
	964 LF Access Road A	6 Trees Proposed	6 Trees Proposed
	920 LF Access Road B	25 Trees Proposed	25 Trees Proposed
	490 LF Access Road C	3 Trees Proposed	3 Trees Proposed
	1,140 LF Access Road D	19 Trees Proposed	19 Trees Proposed
	90 LF Access Road (Wawa to Cloverleaf)	2 Trees Proposed	2 Trees Proposed
	275 LF Access Road (Wawa to Route 230)	3 Trees Proposed	3 Trees Proposed
(b)[2] One street tree required for every 50 LF of lot frontage			
	600 LF Cloverleaf	12 Trees Required	12 Trees Proposed
	1,350 LF W. Main St./Route 230	27 Trees Required	28 Trees Proposed
(d)[1]b Pedestrian crosswalks with a minimum width of 6-feet required at any location where a pedestrian way crosses a vehicular way			
			6-foot Pedestrian Crosswalks Proposed
(e)[1] Pedestrian-scaled, ornamental streetlights shall be provided at regular intervals along both sides of any internal street, access drive, and pedestrian walkway			
	964 LF Access Road A	11 Street Lights Proposed	11 Street Lights Proposed
	920 LF Access Road B	14 Street Lights Proposed	14 Street Lights Proposed
	490 LF Access Road C	1 Street Lights Proposed	1 Street Lights Proposed
	1,140 LF Access Road D	14 Street Lights Proposed	14 Street Lights Proposed
	90 LF Access Road (Wawa to Cloverleaf)	2 Street Lights Proposed	2 Street Lights Proposed
	275 LF Access Road (Wawa to W. Main St./Route 230)	3 Street Lights Proposed	3 Street Lights Proposed
(e)[2] One (1) Pedestrian-scaled, ornamental streetlight with a height between 12 and 20-feet in height required for every 150 LF of parcel frontage			
	600 LF along Cloverleaf Rd	4 Street Lights Required	7 Street Lights Proposed
	1350 LF along W. Main St./Route 230	9 Street Lights Required	8 Street Lights Proposed
(f) One (1) bench required for every 200 feet of linear street or pedestrian walkway adjacent to storefronts			
	Wawa: 230 LF	2 Benches Required	2 Benches Proposed
	Building E-5 & 7: 348 LF	2 Benches Required	2 Benches Proposed
	Aldi/E-1-4: 622 LF	4 Benches Required	4 Benches Proposed
			159 Trees Required
			13 Street Lights Required
			9 Benches Required
			226 Trees Proposed
			60 Street Lights Proposed
			9 Benches Proposed
			1 Bus Shelter
			1 Waste Receptacle
			826 Shrubs Proposed

- Monument Signs
- Proposed Bench Locations
- Proposed Light Standard